



## Flat 12a, Denne Park House Denne Park, Horsham

Guide Price £495,000



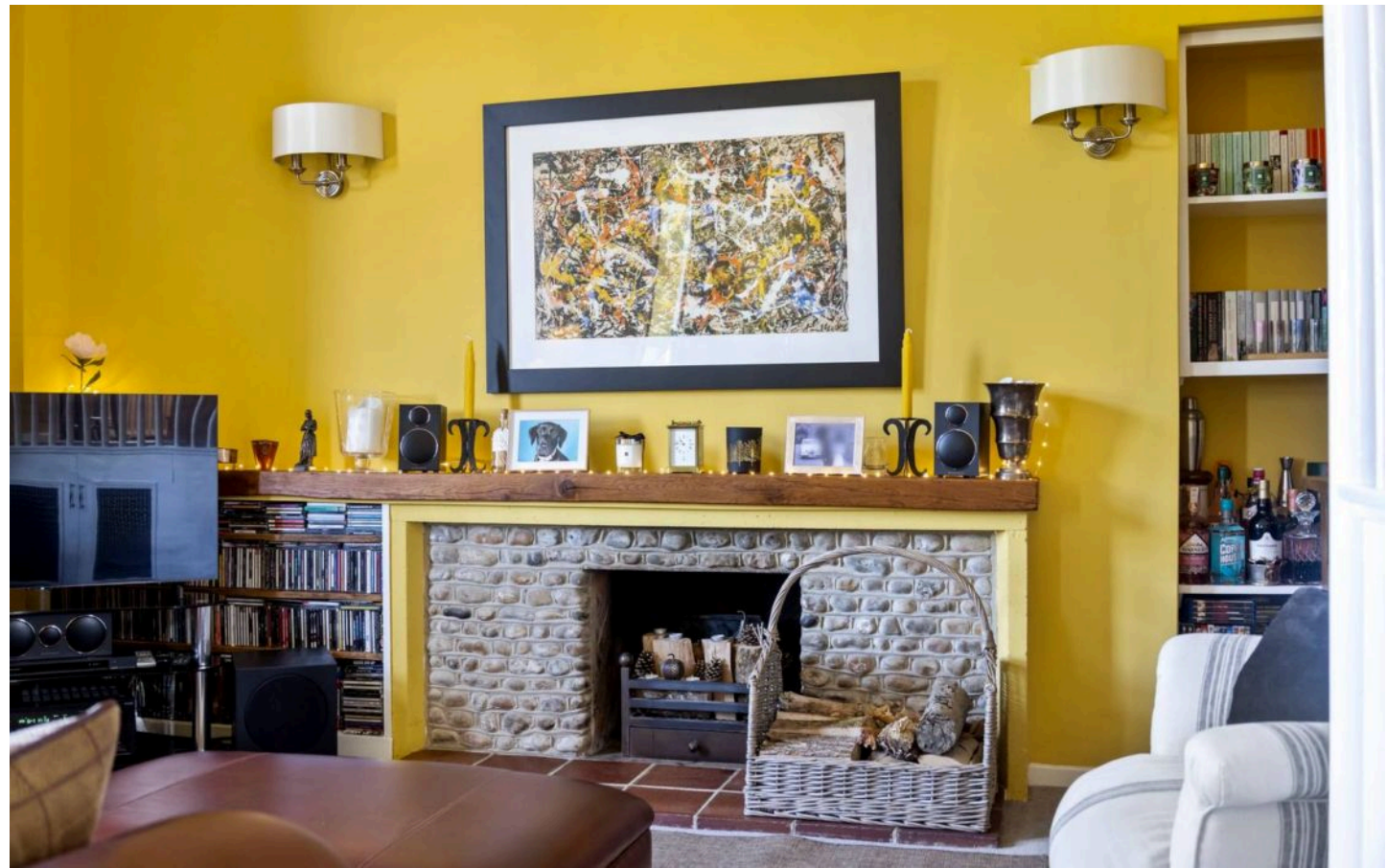
## Flat 12a

### Denne Park House Denne Park, Horsham

This impressive Grade II Listed, three-bedroom, mansion house apartment is set in private grounds and accessed via a tree-lined avenue offering outstanding views to and from the house. Arranged over the first and second floors, the apartment features high ceilings and generously proportioned rooms, an open fireplace and solid mahogany mullion windows. The living/dining room boasts elevated views out to the lime tree avenue, whilst the kitchen/breakfast room has ample storage space, providing a blend of modern convenience and character.

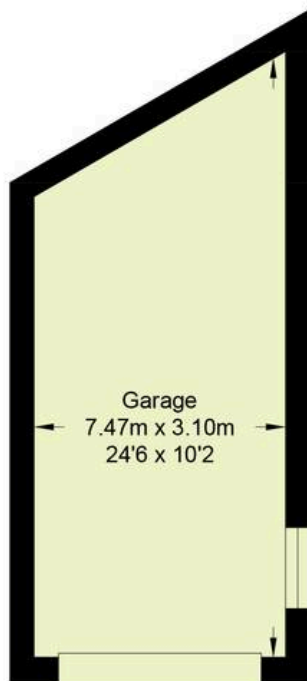
Each of the three double bedrooms offers built in storage, with the added benefit of a large walk-in wardrobe and extensive attic storage (not demised). A classically styled Jack & Jill bathroom, complete with large walk-in shower, stone bath and underfloor heating, adds a touch of luxury. Every detail of this property exudes a sense of refinement and elegance, making it a truly unique and desirable place to call home. If travelling further afield; London, Gatwick, and Brighton are all within one hour, making this property an ideal base for both work and leisure.

In summary, this stunning property offers a harmonious blend of history and contemporary comfort, perfect for those seeking a refined and distinctive living space. Allocated parking and a garage with light and power ensure convenience and security. Nestled within beautifully maintained communal gardens amidst the surrounding countryside, this property offers residents a rare opportunity for a peaceful retreat whilst being easily accessible to Horsham town centre, which can be reached by public footpath providing a variety of

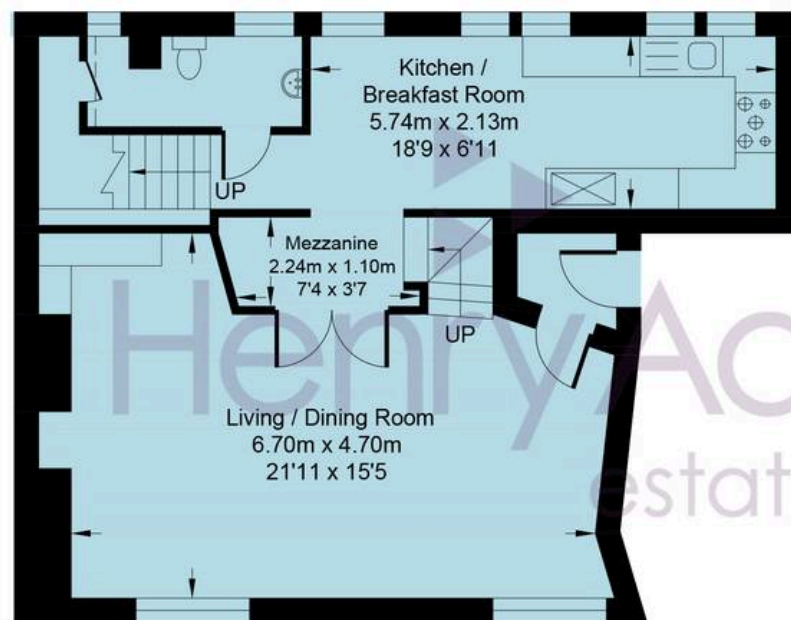
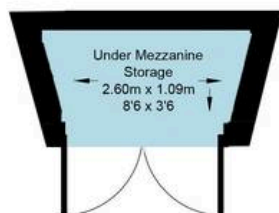




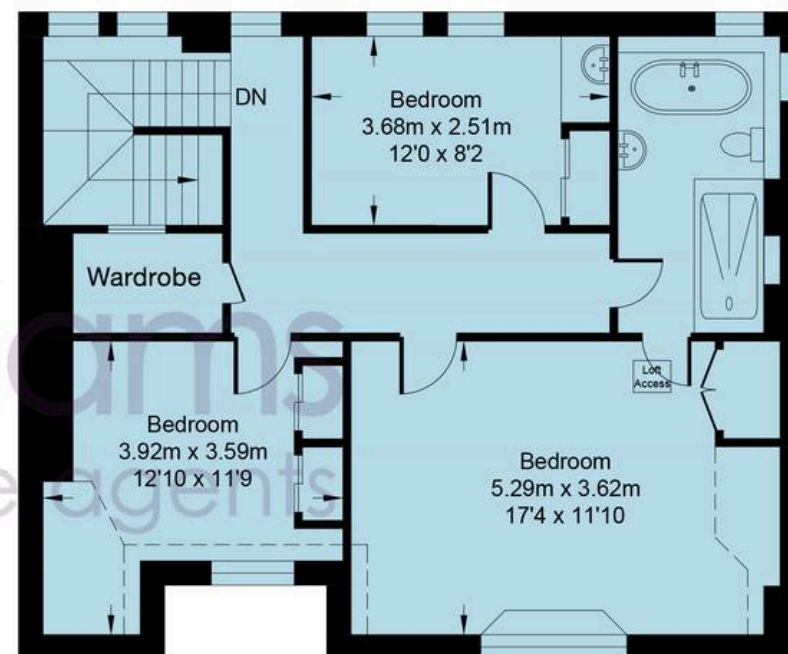




GARAGE



FIRST FLOOR



SECOND FLOOR

## Denne Park



Approximate Area  
(Excluding Under Mezzanine Storage) = 1268 sq ft / 117.8 sq m  
Garage = 219 sq ft / 20.4 sq m  
Total = 1487 sq ft / 138.2 sq m  
For identification only - not to scale







Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries.

**Agents Note:** Share of Freehold; Lease 999 years with commencement from 1963, service charge £8,400 per annum approx. which includes ground rent charges, heating, hot water, gardening services, communal cleaning and lighting, maintenance and building insurance.

Council Tax band: E

Tenure: Leasehold











## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.