



Parsonage Road, Horsham

Guide Price £535,000

 **Henry Adams**
estate agents

Parsonage Road

Horsham

A superbly presented, four bedroom, two bathroom town house situated in a central Horsham position with private allocated parking.

To the ground floor; the reception hallway welcomes you and leads through to the Main kitchen/ dining room room that has double doors leading out to the rear garden terrace, Also of note to the ground floor is a cloakroom with white bathroom ware complimented with chrome fittings and office/ study/ spare bedroom that overlooks the front of the property.

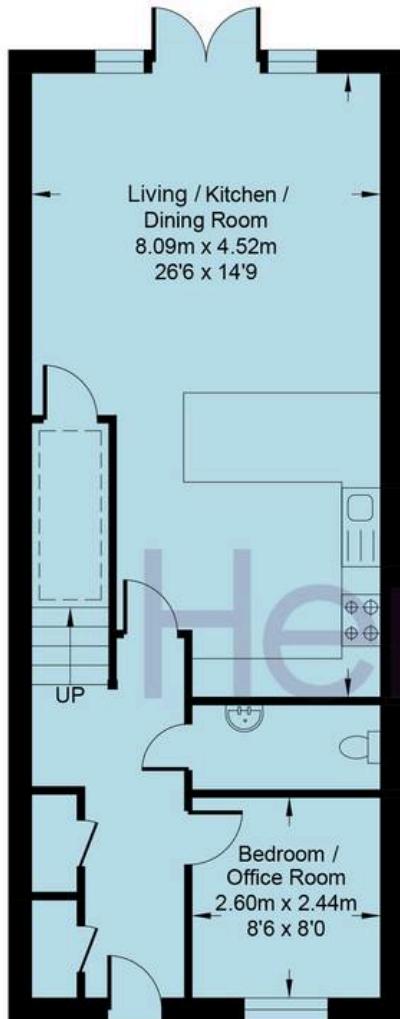
The Kitchen has a range of wall and base cabinets with a gloss finish and contrasting quartz work surfaces running through. There is a selection of integrated appliances, including a double oven, gas hob, with stainless steel extractor hood and an integrated washing machine and dishwasher.

To the first floor; there are two double bedrooms – one of which enjoys an aspect to the front of the property and is being used as a family sitting room, the family bathroom has a walk-in shower, bath, wash, handbasin and a low-level WC which is complimented with Italian style tiling and quality chrome fittings .

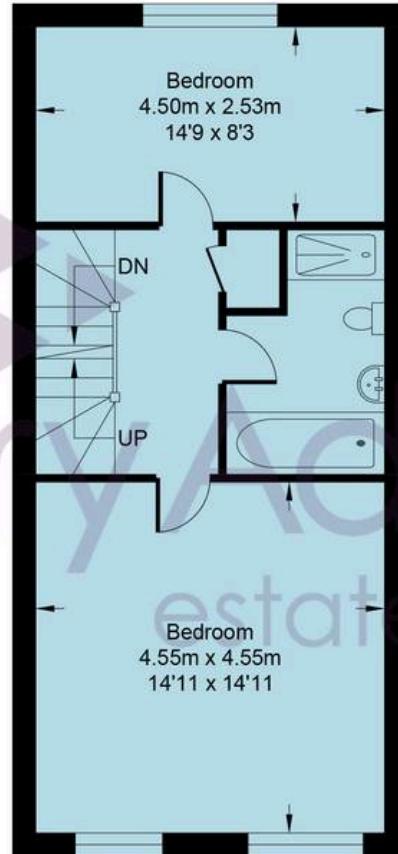
To the second floor; the principal bedroom which is a great size and features Neatsmith Wardrobes and automated Thomas Sanderson blinds and has an ensuite shower room which is continued in the modern, contemporary style, there is also a further double bedroom on this floor.







GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Parsonage Road

Approximate Area = 1600 sq ft / 148.7 sq m

Total = 1600 sq ft / 148.7 sq m

For identification only - not to scale



A well-presented, modern and contemporary townhouse built by Linden homes in 2017 that has a well thought out blend of living and bedroom space arranged over three floors, it also offers access to Horsham town Centre, the nearby park and the mainline train station.

The property has 2 allocated undercover parking spaces to the rear of the property.

Agent note - Estate Management Charge -
approx £550.00 per annum

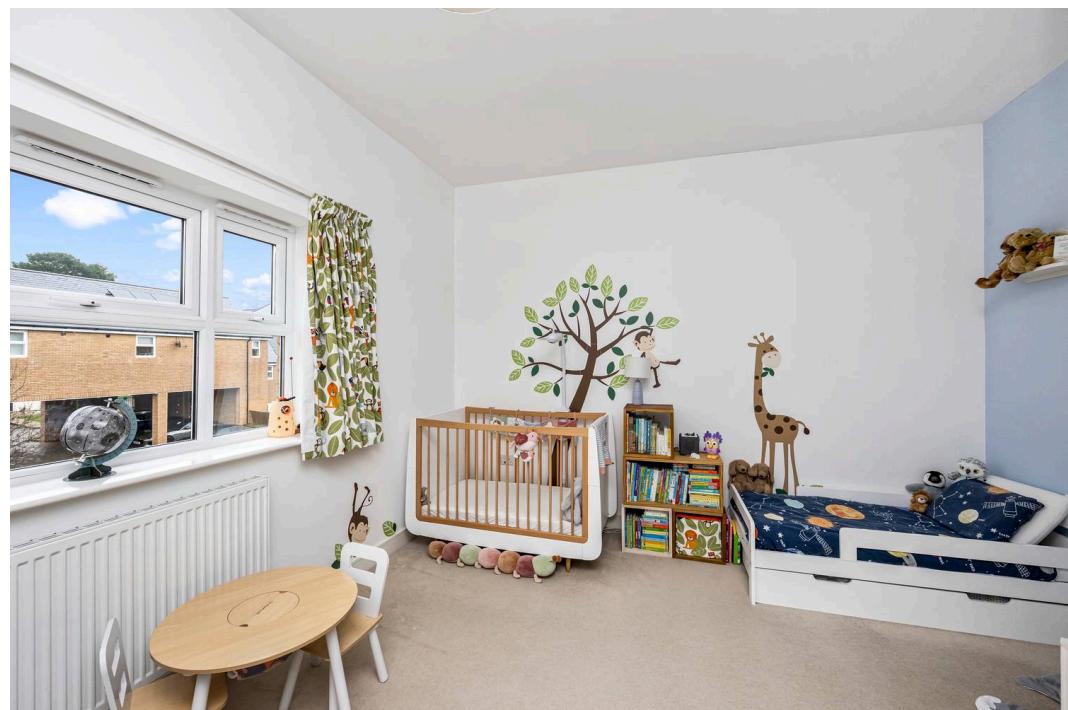
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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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.