



## Springfield Park Gate Springfield Park Road, Horsham

Guide Price £400,000

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Horsham

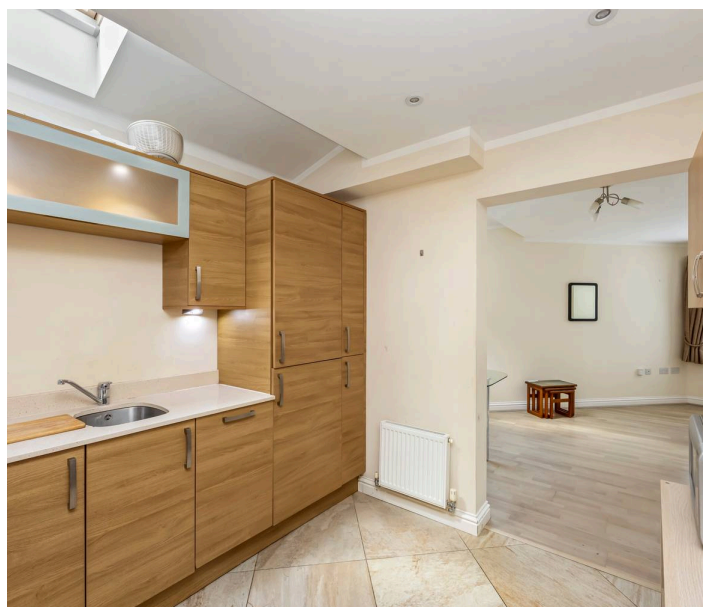
This superbly presented, modern and contemporary three/four bedroom mews style townhouse with NO onward chain has a superb arrangement of living and bedroom space arranged over three floors and is located within a central Horsham position within a private gated development.

To the ground floor; the reception hallway welcomes you and leads into the stunning kitchen with range of wall and base cabinets complimented with high end appliances.

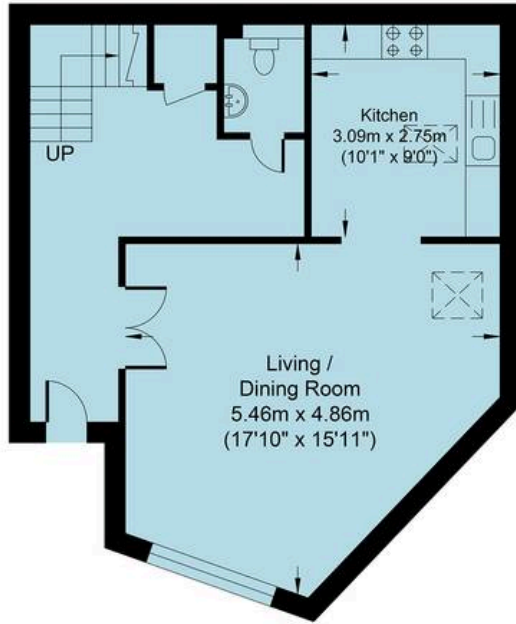
The separate living/dining room enjoys an aspect to the front of the property and has a quality timber floor running through. Also of note to the ground floor is a convenient cloakroom and under stairs storage space.

The turning staircase leads to the first floor where the main bedroom enjoys fitted wardrobe space and there is a well equipped ensuite shower room which has a walk in shower, a wash hand basin and a low level WC - all finished by Villeroy and Boch. There is a further double bedroom and family bathroom.

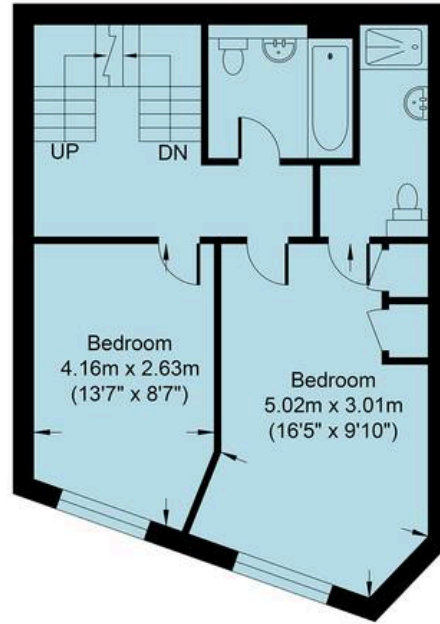
The turning staircase continues to the second floor where there is a further bedroom suite which also has a high specification ensuite shower room with a large walk-in shower, a wash basin and a low level WC. Completing the second floor is a fourth bedroom/study with ample storage space and an elevated aspect to the front of the property.



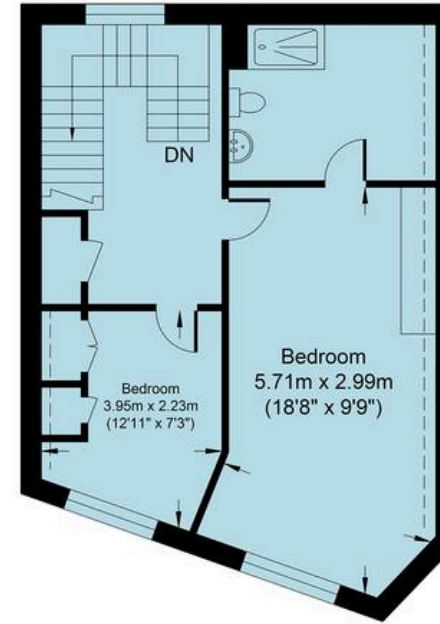




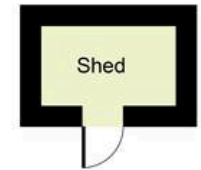
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING



# Springfield Park Road

Approximate Area = 1453.34 sq ft / 135.02 sq m

Outbuilding = 24.75 sq ft / 2.30 sq m

Total = 1478.10 sq ft / 137.32 sq m

For identification only - not to scale

The property is situated within a private gated development and has an allocated parking space. The property also comes with an allocated outbuilding for storage, bikes etc.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agent note - Maintenance/ service charge £902.00 annually - paid in December.

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.