



9 Parkfield, Horsham

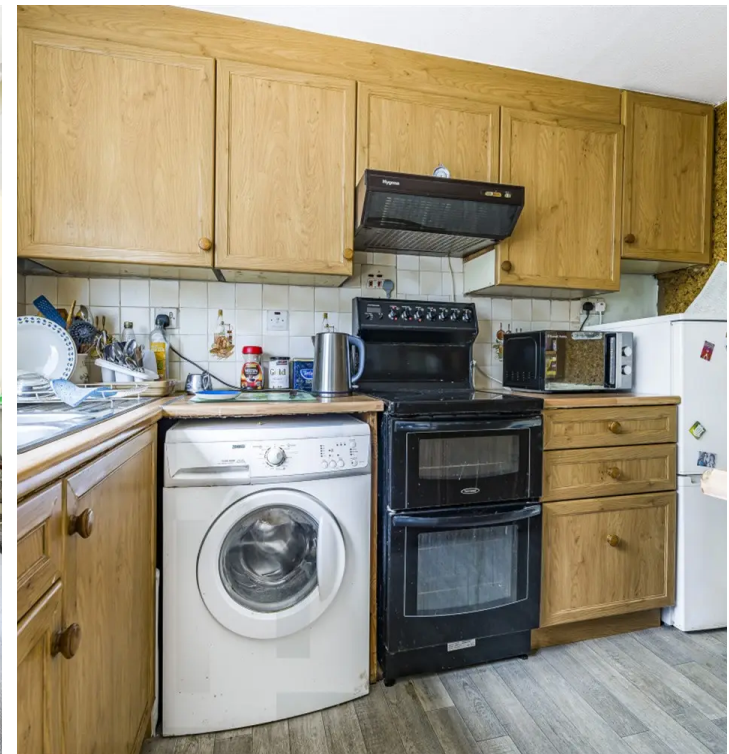
Guide Price £325,000

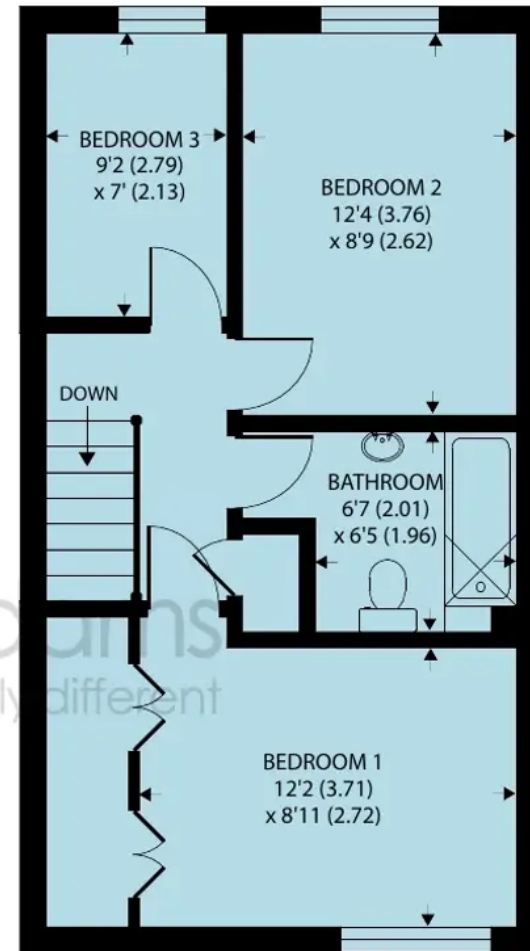
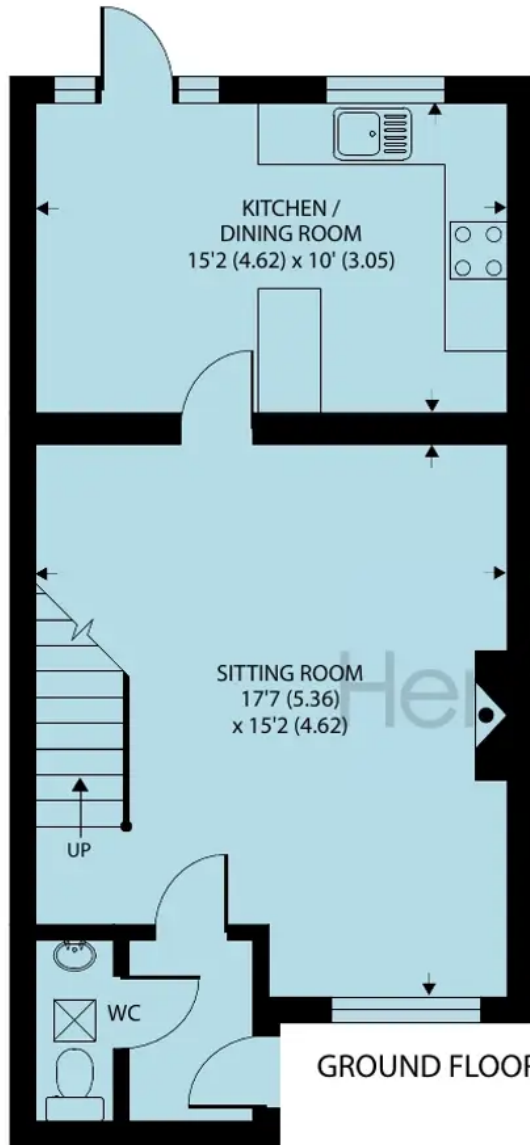
9 Parkfield

Horsham, Horsham

Guide price range 325,000 - 350,000. Located next to Horsham park, one of the best locations in Horsham, and just a short 10-minute walk from Horsham Station, this family home is a fantastic opportunity. With no ongoing chain, the property offers plenty of potential for improvement. Situated within easy reach of Horsham town centre, the nearby park, the mainline train station, and a range of highly regarded local schools, it provides convenient access to all amenities. The house features a well-designed layout with an outstanding balance of living and bedroom space spread across two floors. A hard-paved rear garden and a garage en-bloc make it an ideal choice for families seeking comfort and practicality. Rarely do houses in Parkfield come on the market, making this family home next to Horsham park and within a 10-minute walk of Horsham station a genuinely unique opportunity. To the ground floor, there is a reception hallway that welcomes you and leads into the sitting room which enjoys a light and airy feel with an aspect to the front of the property. The separate kitchen/dining room has a direct access to the rear garden and a kitchen with space for free standing appliances. Also of note to the ground floor is a cloakroom. To the first floor, the main bedroom has a fitted wardrobe and an aspect to the front of the property. There are two further bedrooms plus a family bathroom with a wall mounted shower over the bath.

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 Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving





9 Parkfield, Horsham, RH12 2BG

Approximate Area = 902 sq ft / 83.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 961600



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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.