



1 Springfield Park Gate

Springfield Park Road, Horsham, West Sussex, RH12 2FY

Guide Price £400,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

1 Springfield Park Gate, Springfield Park Road, Horsham, West Sussex, RH12 2FY

A unique and spacious two bedroom duplex apartment with its own private entrance, situated within an exclusive gated development on one of Horsham’s most prestigious roads, just moments from the town centre. Built in 2013 by Nordic Construction UK for High Castle Developments, the properties were designed with eco-friendly features and finished to a high specification, including Nicholas Hythe kitchens, luxurious Villeroy & Boch bathrooms with Hansgrohe fittings, and engineered Hardwood flooring. One of only twelve homes in the development, No. 1, originally known as “The Tower”, is the only property of its design, and has accommodation arranged over three floors. The ground floor features a welcoming entrance hall with stairs to the first floor, where there is an open plan kitchen and living space, a double bedroom, and a bathroom. The top floor is dedicated to a generous principal suite with an ensuite shower room and dressing room. Outside, the development enjoys an attractive central courtyard, with the apartment benefitting from an allocated parking space to the rear and its own bicycle/storage unit. Offered with no onward chain.

Location: The vibrant market town of Horsham offers a unique blend of historic charm and modern amenities, making it a highly desirable place to live. Its bustling centre offers a superb variety of independent boutiques and high street favourites, while East Street, known locally as “Eat Street” is home to an impressive choice of restaurants and cafés. A lively calendar of arts, music, and cultural events ensures there is always something to enjoy. Transport links are excellent, with the mainline station providing direct routes to London and the coast. Gatwick Airport is only a 20-minute drive, and the central bus station offers services to Gatwick, Guildford, and Brighton. For outdoor enthusiasts, Horsham is surrounded by some of the South’s most stunning countryside. From tranquil woodland walks to thrilling mountain bike trails, a wealth of leisure opportunities awaits right on your doorstep.

Covered Entrance Area

A block-paved ramp rises to the **Private Front Door**, sheltered by a covered entrance.

Entrance Hall A welcoming hallway with fitted coir mat, hardwood flooring, downlighting, a large under-stairs storage cupboard housing the electricity fuse board, and stairs rising to the first floor landing, where there is a radiator and further stairs to the second floor.

From the **First Floor Landing**, a door opens to an internal **Hallway** with a radiator, downlighting, telephone entry system, and doors to the second bedroom, bathroom, and open-plan living space.

Open Plan Living Room / Kitchen A bright and spacious living area with dual front aspect windows, hardwood flooring, three radiators, media and telephone points. The high-specification kitchen is fitted with a range of eye and base level units with contrasting quartz worktops, a stainless steel inset sink with routed drainer and mixer tap, an integrated Neff electric oven with four-burner Neff gas hob and extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, and a cupboard housing the Worcester Bosch gas-fired boiler. Additional features include glass-fronted display cabinets with internal lighting, under-cabinet lighting, spotlighting, and an extractor fan.

Bedroom 2 A generously proportioned double bedroom with a rear aspect window, radiator, media and telephone points.

Bathroom A luxury suite fitted with Villeroy & Boch sanitaryware and Hansgrohe fittings, comprising an enclosed panel bath with bath filler, mixer tap, and shower over, a wall-hung vanity wash hand basin with storage beneath and mixer tap, and a concealed cistern WC with dual flush. Additional features include a heated towel radiator, shaver point, obscured rear aspect window, downlighting, extractor fan, full-height wall tiling, and a tiled floor.

From the First Floor Landing, stairs rise to the **Second Floor Landing**, with a radiator, rear aspect window, and downlighting, opening to a useful additional space with radiator and downlighting, and doors to the dressing room and principal bedroom.

Principal Bedroom Suite A large principal bedroom with front aspect window, radiator, and media and telephone points. A door leads to the ensuite shower room.

Ensuite Shower Room A beautifully appointed suite comprising a walk-in corner shower with mixer controls, rainfall showerhead, and handheld attachment, a wall-hung vanity wash hand basin with storage beneath and mixer tap, and a concealed cistern WC with dual flush. Further features include a heated towel radiator, shaver point, downlighting, extractor fan, full-height wall tiling, and a tiled floor.

OUTSIDE

The development is approached via secure electric gates leading into an attractive central courtyard with established planting. No.1 benefits from an allocated parking space located to the rear of the building, with access from the courtyard through to a further parking area. In addition, there is a private bicycle/storage unit situated at the rear, providing useful additional space.

Additional Information

Lease Length	- 113 years remaining
Service Charge	- £1691.00 per annum
Ground Rent	- £250 per annum
Council Tax Band	- D

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we may not have necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5802/19/05

