



# 5 Springfield Park House

North Parade, Horsham, West Sussex, RH12 2BQ

Guide Price £525,000 Leasehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 5 Springfield Park House, North Parade, Horsham, West Sussex, RH12 2BQ

Courtney Green are delighted to bring to the market this superb apartment forming part of this Grade II Listed Queen Anne style Mansion, converted in 1999 by renowned builders Berkeley homes. Conveniently located opposite Horsham Park and within just a short walk of the town and station, Springfield Park was built from around 1752 for a Samuel Blunt and after many years the building was repurposed as a private school until it fell into disrepair and was restored to what we see today. From the graceful stone steps, there is a large reception foyer with lift and oak staircase to all floors. Apartment 5 is located on the second floor and as such, benefits from commanding views of Horsham Park, and the surrounding countryside. The accommodation in brief comprises a welcoming entrance hall with cloakroom, a formal sitting room, a high quality fitted kitchen open to the dining area, a spacious principal bedroom with en-suite bathroom, and a second double bedroom with en-suite shower room. Outside, the surrounding communal grounds and gardens are stunning and maintained to a very high standard and the development is securely gated with a lovely stone wall which is currently being repaired. Offered to the market with no onward chain.

The accommodation comprises:

Elegant stone steps with iron railings rise to the

## Communal Entrance

Door with entry phone system and carpeted entrance foyer with ornate corning, lift and elegant oak staircase leading to all floors.

## Entrance Hall

A welcoming entrance hall with radiator, large airing cupboard housing gas fired boiler with shelving below and radiator, low level meter cupboard, two chandelier light fittings, half glazed double doors opening to the sitting room, and doors to all rooms.

## Cloakroom

With low level WC, pedestal wash hand basin with mixer tap, half height wall tiling with decorative dado, tiled floor, downlighting, extractor fan, and radiator.

## Sitting Room

A wonderfully bright and spacious dual aspect sitting room with commanding views over Horsham Park and the surrounding area. Two radiators, sash windows, multiple power points, television radio and telephone point.

## Kitchen & Dining Room

Another wonderfully bright room owing to the dual aspect sash windows, with views of the communal gardens and Denne Hill in the distance. The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops over, composite one and a half bowl sink and drainer with mixer tap, integrated Siemens gas four burner hob with hidden extractor over, integrated Siemens eye-level oven and grill, integrated Siemens dishwasher, space and plumbing for washing machine, integrated Siemens fridge/freezer. The dining area is open to the kitchen and is large enough for a good sized table.

## Principal Bedroom

An exceptionally large principal bedroom with front aspect sash window, radiator, full width fitted wardrobes, and door to en-suite bathroom.

## En-suite Bathroom

A white bathroom suite comprising an enclosed panel bath with bathroom mixer taps, wall mounted shower attachment with thermostatic shower mixer, low level WC, vanity wash hand basin with storage below and inset mirror over with shaver point, heated towel rail, half height wall tiling, tiled floor, downlighting, and extractor fan.

## Bedroom 2

A further double bedroom with side aspect sash window, fitted wardrobe, radiator, and door to en-suite shower room.

## En-suite Shower Room

The shower suite comprises a low level WC, corner wash hand basin with mixer taps and shaver point, walk in shower with thermostatic shower mixer, half height wall tiling, tiled floor, downlighting, radiator, and extractor fan.

## OUTSIDE

Befitting a property of this splendour, the communal gardens have been restored and are being maintained to a very high standard and feature some incredible specimen trees, many of which are as old as the house itself. There are lovely areas of mature grounds including the mansion gardens at the rear and the development is securely enclosed and there is a lovely stone wall which is currently being repaired, and vehicular and pedestrian gates onto North Parade.

## Parking

There is space for two cars in tandem which are privately allocated to this property and there are visitor parking spaces.

## LEASEHOLDERS INFORMATION

Tenure - 125 year lease from June 2000. 99 Years remaining.

Service Charge - £4,638.00 for the current year.

Managing Agents - Hunters Group 01444 685818

Estates Charge - £1,446.41 for the year ending 30th November 2024.

Estate Managing Agents - Courtney Green 01403 252222

## Council Tax Band - F

**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 have not necessarily had sight of any formal documentation relating to the above.

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

Ref: 24/5700/05/11

