



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

Guide Price £525,000 Leasehold



- Mansion Apartment
- Leasehold
- Beautiful Grounds
- Allocated Parking
- Both Bedrooms Ensuite
- Views From All Windows
- Double Aspect Sitting Room
- Fitted Kitchen/Breakfast Room
- Private Gated Development
- EPC C to be confirmed



A magnificent, rarely available, two double bedroom mansion apartment set on the second floor of this Grade II Listed building within a private gated development. Both bedrooms are ensuite, there is a large kitchen/breakfast room, double aspect lounge with south and easterly views towards Horsham Park and Denne Hill, guest cloakroom, reception hall, beautiful gardens and allocated parking for two cars – a real "must see" home.

History

Samuel Blunt built Springfield Park around 1758, it was a fine house retained by his family until the twentieth century. In approximately 1881 it became a school known as Horsham College. The school closed in 1988 and the house remained empty for some time.

After a fire in 1990, Berkeley Homes slowly regenerated and converted the house into apartments and with additional homes built in the grounds, Springfield Park was reborn in



2000. It is now one of Horsham's most exclusive private developments. Being a Grade II Listed Queen Anne style Mansion there is a charm and elegance throughout the building.

Conveniently located opposite Horsham Park and within just a short walk of the town and station, these homes are rarely available, and we are offering the property with no onward chain.

Accommodation

Graceful stone steps lead you to the main entrance door with entry-phone system. Walking into the impressive reception hallway there are high ceilings, decorative corning and a feel of grandeur. A beautiful wood staircase with wood panelling gives access to all floors and a lift service is also available.

The apartment sits on the south side of the mansion house and every window benefits from lovely views.

As you enter the apartment you are welcomed by a reception hallway that gives access to all the main rooms. There is a guest cloakroom and useful airing/storage cupboard. The double aspect, south-easterly sitting room enjoys views towards Horsham Park and also a distant view to Denne Hill.

The kitchen/breakfast room has south and westerly views across the stunning gardens and is fitted with a range of wall and base units with fitted appliances such as oven, hob and extractor. There is space and plumbing for a washing machine and fridge freezer, the breakfast/dining area has space for a good-sized table and being double aspect again the views are superb.

The principal bedroom suite has wall to wall wardrobes and views towards Horsham Park. There is an ensuite bathroom with shower above the bath, inset wash hand basin and wc.

The second double bedroom has southerly views toward Denne Hill, also with fitted wardrobe cupboard and an ensuite shower room with tiled shower cubicle, wash hand basin and wc.

Outside.

The development is gated both for vehicles and pedestrians, access via a resident's code which gives a high degree of privacy. As you can observe from the photos the grounds are there for residents to enjoy their own park experience with mature landscaping providing many trees, shrubs, lawns and planting.

There are seated areas around the grounds and at the rear a peaceful spot under the pergola, where you can sit and enjoy the gardens and impressive rear view of the Mansion.



Parking

There is an allocated tandem parking bay with space for two vehicles and also visitor parking is available.

Information

Our client advises us of the following:-

Duration of Lease - 125 years from June 2000,
Unexpired term of the lease – 99 years.

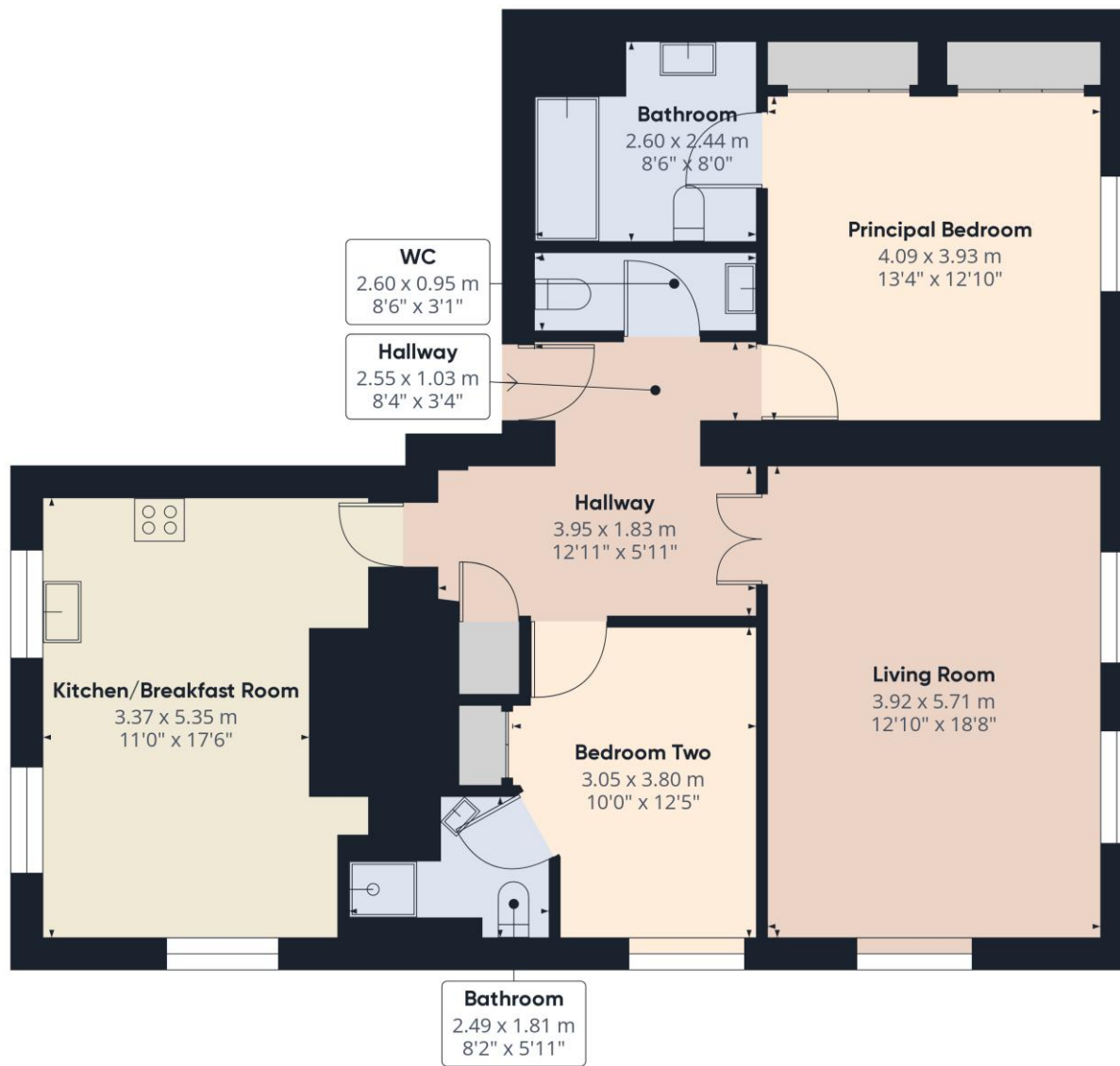
There is a service charge of £4,638.00 per annum (buildings insurance and maintenance charge included in service charge).

There is an annual charge of £1,492.13 to Springfield Park No. 1 Management Co (please ask for full details as to what this includes).

The service charge is in two parts to cover both the Mansion House and grounds.







Approximate total area⁽¹⁾
96.25 m²
1036.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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