



Hills Place, Guildford Road, Horsham, West Sussex, RH12 1XT



woodlands



This two double-bedroom terrace house is situated in a prime central location, within walking distance to the town centre. Hills Place is one of the most popular age-restricted developments in the area. The development is limited to residents aged 55 years and over, and comprises a range of two bedroom cottages and apartments and for peace of mind there is a Resident Manager and a 24 hour emergency call system.

The location affords the owner the benefit of having all the amenities of this historic market town within easy reach, with a host of independent shops, bars and restaurants all close by, but being set back from the road, the house is provided a good degree of privacy so residents can also enjoy a more peaceful pace of life.

This particular property offers generous accommodation arranged over two floors. The front door leads into the entrance hall with stairs to first floor and double doors into the living room. This is a spacious living space with electric fire and a comfortable dining area separated from the living room by double doors. The kitchen is modern and contemporary, with quartz worktops glazed cabinets and space for freestanding white goods whilst also benefitting from a fitted oven, hob and fridge freezer. A useful ground floor shower room and a sun room with a door leading out onto a small patio area to the rear completes the ground floor accommodation.

Upstairs the property comprises two large double bedrooms, both with fitted wardrobes, with the guest bedroom also featuring a corner sink area. There is a large airing cupboard on the landing and a fully fitted bathroom completing the internal accommodation.

Outside, there are well maintained communal gardens to enjoy and communal parking for residents. The property also benefits from a recently upgraded central heating system, and having a garage in a block with electric garage door for ease of access.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 10'0" x 17'04" (3.05m x 5.28m)

DINING ROOM 9'06" x 9'10" (2.90m x 3.00m)

SUN ROOM 8'10" x 4'05" (2.69m x 1.35m)

KITCHEN 7'02" x 11'09" (2.18m x 3.58m)

SHOWER ROOM 6'06" x 5'03" (1.98m x 1.60m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'11" x 14'09" (3.02m x 4.50m)

BEDROOM TWO 13'09" x 10'04" (4.19m x 3.15m)

BATHROOM 6'11" x 10'02" (2.11m x 3.10m)

OUTSIDE

PRIVATE REAR COURTYARD PATIO AREA

COMMUNAL GROUNDS

GARAGE IN A BLOCK

COMMUNAL PARKING

OUTGOINGS

SERVICE CHARGE: £257.88 PER MONTH



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