

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









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** 

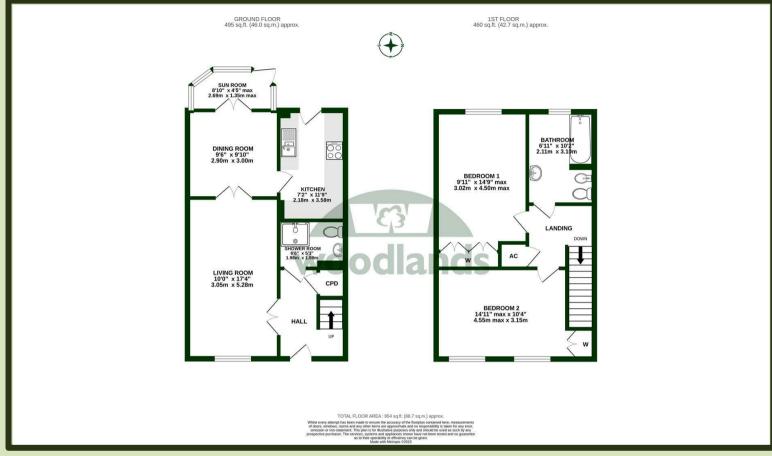
**OUTGOINGS** 

SERVICE CHARGE: £257.88 PER MONTH

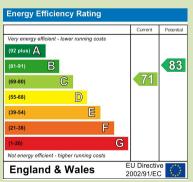


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LOCATION: The property is situated in an exclusive development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is approximately ¾ of a mile distant and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. Horsham Railway Station is approximately 1 mile distant and has a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes) and also offers routes to the south coast. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. The property is also less than half a mile from a large Co-Op convenience store, with Doctors and Dentists also close at hand.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and again at the first set of traffic lights. At the next set, turn right into Bishopric and proceed out of town. Continue past the Copand the turning for Blackbridge Lane. proceed up the slight hill where Hills Place is then the next turning on the left.

SERVICE CHARGE: The property is subject to a Management Deed, which contains restrictive covenants and annual service charges are payable. The current service charge is £257.88 per month.

COUNCIL TAX: Band E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

## MISREPRESENTATION ACT