



Prewetts Mill Apartments, Mill Bay Lane, Horsham, RH12 1ST



woodlands



Located in the heart of Horsham town centre, this stylish first-floor studio apartment offers the perfect blend of heritage charm and contemporary living. Ideal for first-time buyers, investors, or those seeking a convenient lock-up-and-leave, it's perfectly placed to enjoy all the benefits of town centre life – from boutique shops and coffee houses to restaurants, supermarkets, and green spaces, with the tranquil River Arun on your doorstep.

Prewetts Mill has a rich history, with a mill on this site since 1855. Purchased by William Prewett in 1872, the site retained his name, and in 2019 it was transformed into 59 luxury apartments by award-winning architect Takero Shimazaki. The attention to detail is evident from the moment you step inside. A welcoming residents' entrance hall with concierge desk sets the tone, with lift and stair access to all floors.

Inside the apartment, thoughtful design maximises both space and natural light. The main living area is bright and airy, with full-height double doors opening to a Juliette balcony, allowing light and fresh air to flood in. There's ample room for both living and sleeping arrangements, complemented by clever storage solutions, including a generous airing cupboard housing the hot water cylinder, washer/dryer, and shelving, plus an additional full-height coat cupboard.

The sleek, modern kitchen is fitted with an array of base and wall units, integrated appliances – oven, hob, microwave, and under-counter fridge with freezer compartment – making it perfect for preparing everything from quick breakfasts to favourite recipes. The bathroom is equally well appointed, featuring large-format tiles, a spacious double shower, heated towel rail, and a large mirror for a fresh, contemporary finish.

Residents benefit from a covered, allocated parking space, visitor parking, a weekday concierge service, and a communal bike store. With its prime location, high-quality finish, and blend of historic character and modern convenience, this apartment offers a truly exceptional opportunity in the heart of Horsham.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL 7'02" x 4'09" (2.18m x 1.45m)

STORAGE CUPBOARDS

KITCHEN/LIVING/BEDROOM AREA 17'11" x 13'01" (5.46m x 3.99m)

SHOWER ROOM 7'01" x 5'09" (2.16m x 1.75m)

OUTSIDE

COVERED ALLOCATED PARKING SPACE

VISITOR PARKING

WEEKDAY CONCIERGE SERVICE

COMMUNAL BIKE STORE

OUTGOINGS

LEASE TERM: 126 YEARS FROM 2018

LEASE LENGTH: 119 YEARS

SERVICE CHARGE: APPROX £1,700 PER ANNUM

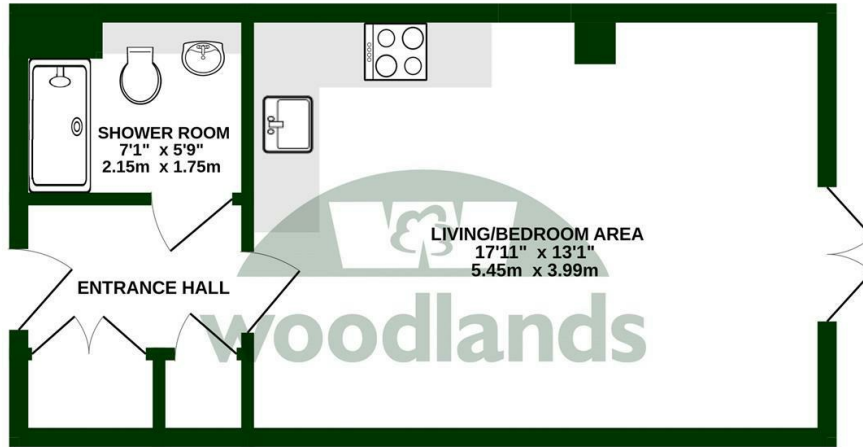
GROUND RENT: £165 PER ANNUM

NO ONWARD CHAIN



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FIRST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 322 sq.ft. (29.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS: From Horsham Town Centre turn left at the traffic lights onto Albion Way and proceed over the roundabout. Go straight across both sets of traffic lights and at the roundabout go straight over. At the next roundabout take the third exit into Mill Bay Lane, with Prewetts Mills on your right hand side.

COUNCIL TAX: Band A.

EPC Rating: C.

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.