



Hills Manor, Guildford Road, Horsham, West Sussex, RH12 1LZ



woodlands



Beautifully maintained and available exclusively to residents aged 55 years and over this two-bedroom first floor apartment sits within a sought-after retirement community, just a leisurely stroll from the heart of Horsham. Here, you'll have an abundance of amenities on your doorstep—from stylish cafés and independent shops to John Lewis at Home, Waitrose, a large Co-Op, and nearby medical facilities. Excellent transport links include a regular bus service right outside and straightforward access to the A24 and A23.

Reached via either a lift or stairs from the welcoming communal hallway, the apartment instantly impresses with its airy feel, high ceilings, and well-thought-out layout. Natural light floods the living areas and bedrooms, creating a bright and uplifting atmosphere. While tastefully presented, the property offers scope for the new owner to personalise, and it has already benefited from a recent upgrade to the main shower room.

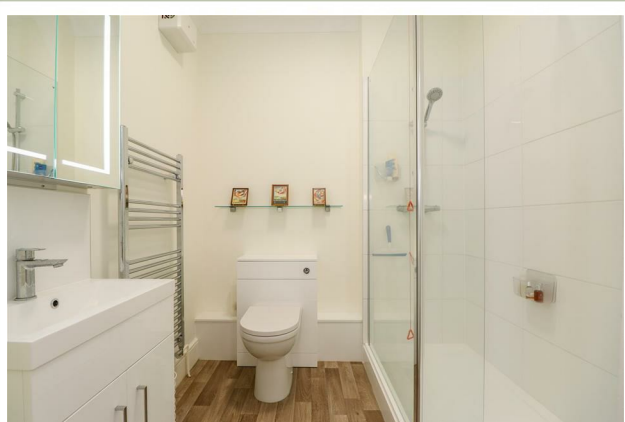
The generous hallway provides a wealth of storage with deep, double-width cupboards. The spacious kitchen features a modern boiler, built-in oven and gas hob, integrated under-counter fridge, and space for a freezer and washer/dryer. The standout living/dining room enjoys a dual aspect with lovely views to the rear, offering a comfortable and versatile space for both relaxing and entertaining.

There are two double bedrooms, the principal boasting fitted wardrobes and an en-suite shower room, while the second bedroom also includes built-in storage. The recently updated main shower room is fitted with a walk-in double shower, a vanity sink unit, and an illuminated mirror. For peace of mind, the apartment is equipped with pull cords throughout and benefits from an on-site estate manager.

Outside, there's plenty of parking for both residents and visitors, while the beautifully maintained communal gardens provide tranquil green spaces and mature planting to enjoy throughout the seasons.

With an extended lease already in place, this superb property offers a secure, low-maintenance lifestyle in one of Horsham's most desirable locations—perfect for those looking to downsize without compromise.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS & LIFT TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 12'06" x 21'0" (3.81m x 6.40m)

KITCHEN 12'05" x 8'06" (3.78m x 2.59m)

BEDROOM ONE 10'09" x 15'01" (3.28m x 4.60m)

EN-SUITE SHOWER ROOM 6'05" x 5'03" (1.96m x 1.60m)

BEDROOM TWO 12'05" x 8'07" (3.78m x 2.62m)

SHOWER ROOM 6'06" x 6'09" (1.98m x 2.06m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 151 YEARS

SERVICE CHARGE: £3,887.00 PER ANNUM

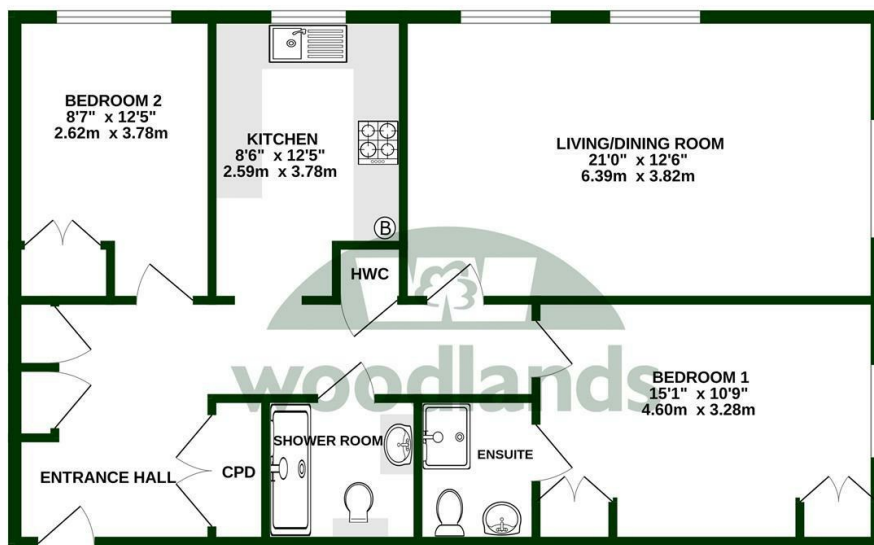
GROUND RENT: PEPPERCORN

NO ONWARD CHAIN



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FIRST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 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 Co-op and Pets Corner on the left hand side, proceed up the hill and Hills Place is then on the left hand side, just after the pedestrian crossing.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

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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.



MISREPRESENTATION ACT

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