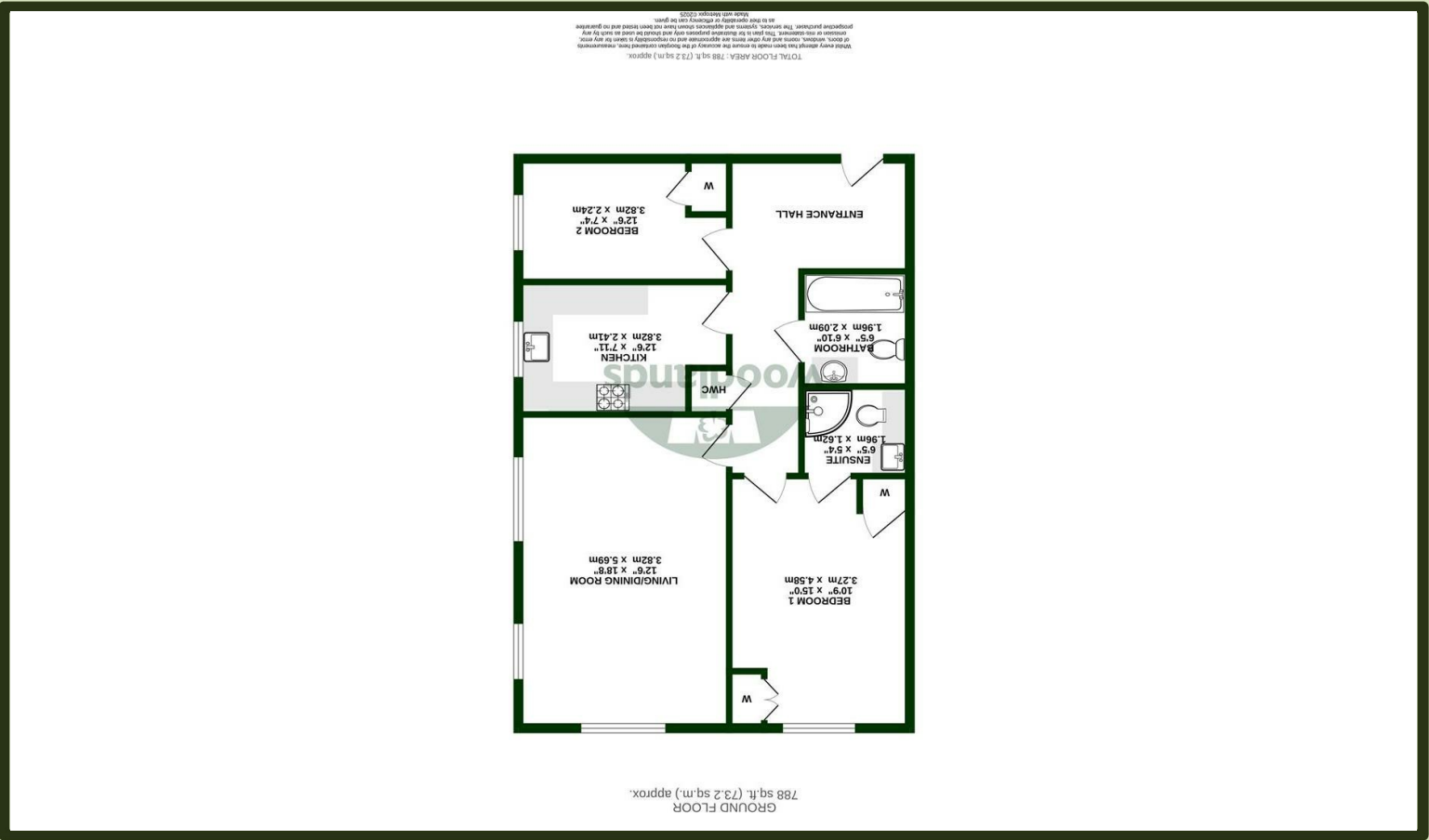




4 Hills Manor, Guildford Road, Horsham, West Sussex, RH12 1LZ



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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 Cop 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.

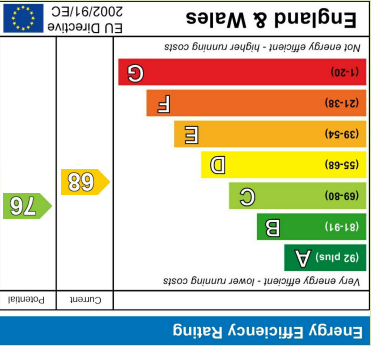
COUNCIL TAX: Band D.

EPC Rating: D.

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.



These particulars are set out as a general outline only for the guidance of intending purchasers or lessors 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.





Exclusively available to the over 55's and located in a highly regarded retirement development just a short stroll from Horsham's vibrant town centre, this beautifully presented two-bedroom ground floor apartment offers a perfect blend of comfort, convenience, and style. With a wide range of shops, cafés, and restaurants - including John Lewis at Home and Waitrose - as well as nearby doctors and a large Co-Op, everything is within easy reach. Excellent transport links include a regular bus route outside the property and easy links to the A24 and A23.

Step inside via the welcoming communal hallway and you'll find a spacious, light-filled home with high ceilings, neutral décor, and a well-planned layout. The immediate impression with this home is light filled rooms and attention to detail with considerable time taken by the current owner to transform this space into an exquisite home. The modern Howdens kitchen features sleek quartz worktops and fully integrated appliances including a fridge/freezer, washing machine, oven, hob, and microwave. The impressive double-aspect living/dining room overlooks the quiet communal gardens and provides generous space for both relaxation and entertaining.

There are two double bedrooms, including a large principal suite with fitted wardrobes and a modern en-suite shower room, while the second bedroom benefits from additional built-in storage. The updated main bathroom includes a vanity sink unit, heated towel rail, and illuminated mirror. With pull cords throughout and an on-site estate manager, peace of mind is built in.

A standout feature is the garage in a nearby block (16'1 x 8'6), complete with power and lighting - ideal for secure parking or storage. There's also ample residents' and visitor parking, and the professionally maintained communal gardens offer peaceful green space with mature planting and spaces to enjoy.

With an extended lease and finished to a high standard throughout, this superb retirement apartment presents an ideal opportunity for those seeking secure, low-maintenance living in a prime Horsham location.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 19'8 x 10'9 (5.99m x 3.28m)

LIVING ROOM 18'8 x 12'6 (5.69m x 3.81m)

KITCHEN 12'6 x 7'11 (3.81m x 2.41m)

BEDROOM ONE 15'0 x 10'9 (4.57m x 3.28m)

ENSUITE SHOWER ROOM 6'5 x 5'4 (1.96m x 1.63m)

BEDROOM TWO 12'6 x 7'4 (3.81m x 2.24m)

BATHROOM 6'10 x 6'5 (2.08m x 1.96m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 121 YEARS

GROUND RENT: £250 PER ANNUM

SERVICE CHARGES: £3,861.85



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