



**Hills Place,
Horsham, RH12 1XT**

Asking Price £385,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Hills Place, Horsham, RH12 1XT



LOCATION

This sought after retirement development is ideally located within approximately 1 mile of Horsham's thriving town centre, with its wide selection of restaurants, cafes and shops. 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. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour).

PROPERTY

The front door opens into your hall, which has stairs rising to the first floor and doors opening to the living room and downstairs WC & shower room, which gives this generous property added flexibility. The 17'3 x 9'8 living room is a great size, overlooking the communal grounds and has a central, feature fireplace, creating a cosy feeling on those colder nights. From here double doors open into the dining room, this leads through to a conservatory, which offers a lovely space to sit out with a door taking you out to the garden space. Completing the ground floor accommodation is the kitchen, which is fitted with a range of floor and wall mounted units with space for a selection of appliances and a door that opens to the rear garden. To the first floor you will find two large double bedrooms, both with built in wardrobes, and the family bathroom.

OUTSIDE

The property offers an attractive, professionally maintained central green with pleasant seating areas and mature hedges and shrubs. There is an additional communal area of lawned garden to the rear of the houses, which is also maintained. The property also offers a generous parking area that provides ample parking for both residents and visitors, together with a garage located within a conveniently positioned block.

ADDITIONAL INFORMATION

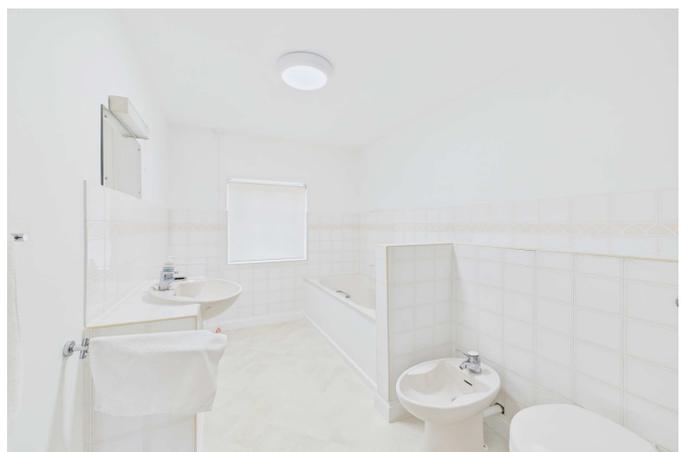
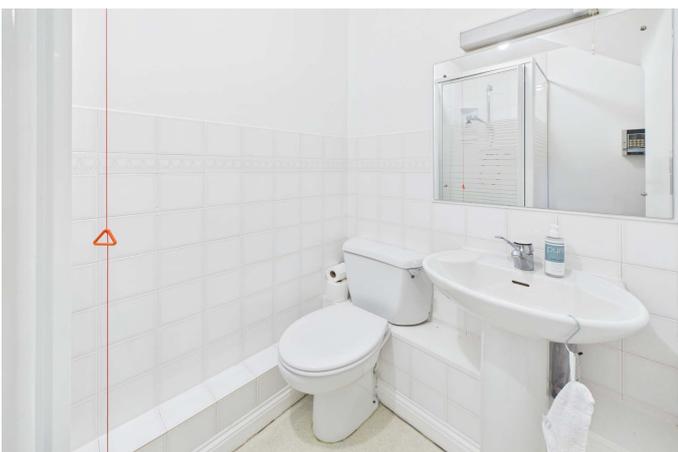
Tenure: Freehold

Service Charge: £3,887.41 per annum

Service Charge Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

5 minute walk



Shops

Co-op - 0.3 miles
Town Centre - 0.8 miles



Trains

Horsham – 1.2 miles
Littlehaven – 2.4 miles



Airport

Gatwick
16.3 miles



Roads

M23
7.3 miles



Sport & Leisures

Pavilions in the Park
1.4 miles



Rental Income

£tbc pcm



Schools

n/a



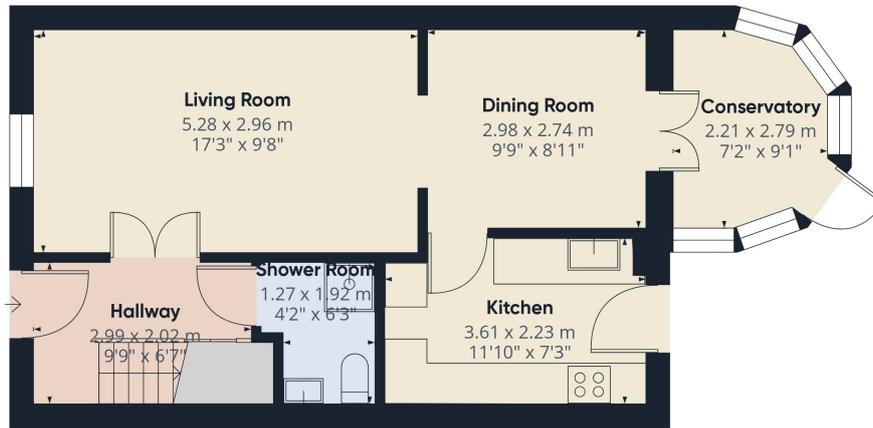
Fibre Broadband

Up to tbc Mbps

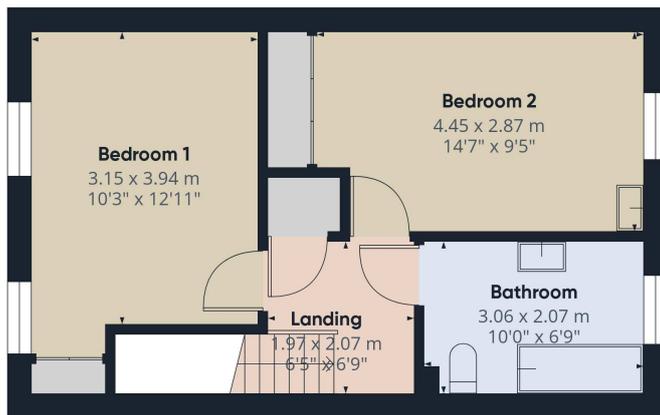


Council Tax

Band E



Ground Floor Building 1

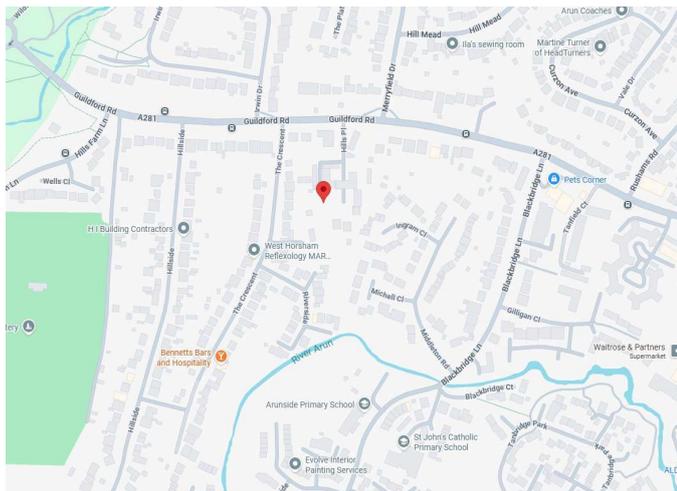


Floor 1 Building 1



Ground Floor Building 2

Map Location



Total Approximate Floor Area
1,022 sq ft / 94.9 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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