



3 Waterhouse Mews

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Alex Harvey
A passion for property

3 Waterhouse Mews

A beautifully presented two-bedroom former industrial conversion with many character features and offered for sale with no ongoing chain. Located close to the heart of Horsham town and a short distance to the mainline railway station and a wealth of amenities including restaurants, shops and Horsham park.

- TWO DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN/DINING ROOM
- EXCLUSIVE GATED DEVELOPMENT
- CONVENIENT CENTRAL LOCATION
- NO ONGOING CHAIN



This luxurious and characterful house is the larger of only four mews properties in the exclusive gated development, Waterhouse Mews, a skilfully converted former water house, originally built in 1886.

The welcoming hallway provides access to the sitting room and kitchen/dining room. The spacious and bright sitting room has plenty of natural light from two large windows and has the convenience of built-in cupboards. This room also benefits from practical yet stylish wood-effect flooring and a stunning feature fireplace with a brick surround and wood burner. The kitchen/dining room is a spacious and light room with a continuation of the flooring with vinyl in the kitchen area. The kitchen is fitted with a variety of units with stone-effect worktops including a breakfast bar. Appliances include a range-style cooker with extractor over, integrated dishwasher, freestanding American-style fridge/freezer and space with plumbing for a washing machine.

The central winding stairwell featuring exposed brickwork, leads to the first-floor landing with access to two double bedrooms and the family bathroom. Both bedrooms feature exposed beams. The family bathroom is fitted with a luxury suite which includes a panelled bath with shower over and a built-in television. Bedroom one has the benefit of an en-suite dressing area, with a Juliette balcony, and a luxury shower room.

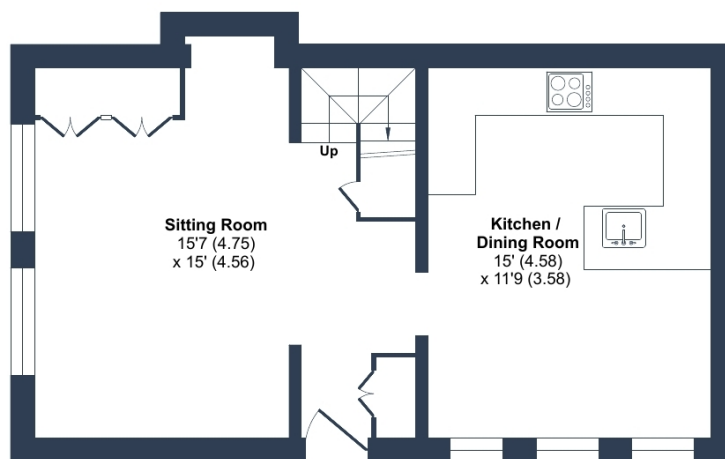


OUTSIDE

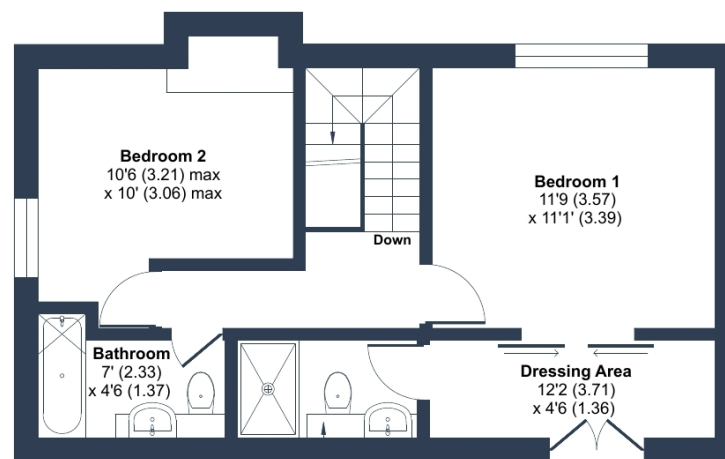
To the front of the property is a paved terrace, the perfect space for outside seating to enjoy balmy summer evenings.

Conveniently located close to the heart of the popular market town of Horsham with the mainline railway station, offering regular services to London and the south coast, around a quarter of a mile away. The Carfax in the town centre is also around a quarter of a mile away offering a wide range of restaurants, services and shopping facilities. A selection of schools, colleges, both private and state are within a short distance of this home. Horsham Park and Horsham Arts centre, both a short distance away, are extremely popular with families, with many events held throughout the year and the Pavilions Sport and Leisure Centre offer a variety of sports and activities including a heated indoor swimming and leisure pools.





GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1398176

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band C. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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