



Hewells Court, Horsham, West Sussex, RH12 1NP.
Offers Over £900,000 Freehold


MARTIN&CO

Hewells Court, Horsham

Offers Over £900,000 Freehold

- Gated Development
- Freehold Townhouse
- Lovely Views
- Town Centre Location
- Four Bedrooms
- Private Parking
- Rarely Available
- EPC C

Nestled within an exclusive gated enclave, this residence is a contemporary town home within the grounds of the historic Manor House just off the Causeway in Horsham.

Being just a stone's throw from the vibrant heart of Horsham town centre, this home offers the perfect balance of serene privacy and urban convenience.

Despite its central position, it is extremely quiet and tranquil. This property not only benefits from its unique location but has arguably the best views within the landscaped grounds.

Having generous accommodation across three floors, the property boasts a striking full-height stairwell window, bathing each floor in natural light and creating an ambiance of openness.



Upon entry, the oak floored reception hall ushers you into the heart of the home: a spacious kitchen/breakfast room impressively finished. Here, double doors reveal a picturesque rear garden and terrace, while the kitchen's granite countertops and central island invite social gatherings, complemented by top-tier integrated appliances.

A further ground floor living room, with its warm oak flooring, presents a versatile space. This offers lovely views over and beyond the grounds and also to the Manor House.

The first floor reveals a sitting room complete with a Juliette balcony. There is a serene garden outlook.

The primary bedroom suite is a sanctuary of calm, featuring dual fitted wardrobes and a modern en-suite shower room with WC and wash basin as well as the large shower cubicle itself.

Ascend to the second floor, where the generously

sized second bedroom offers delightful views towards The Manor House, the church and the hills beyond.

Two additional bedrooms, one currently used as a study, and a family bathroom, complete with a wall-mounted shower, round out the living quarters.

Externally, the property's private garden is a haven for alfresco dining, bordered by a selection of tastefully landscaped shrubs.

The garden has a peaceful nature with our clients having made tasteful landscape choices towards a Japanese garden style. Please do note that garden ornaments, pots and mirrors are not included in the sale.

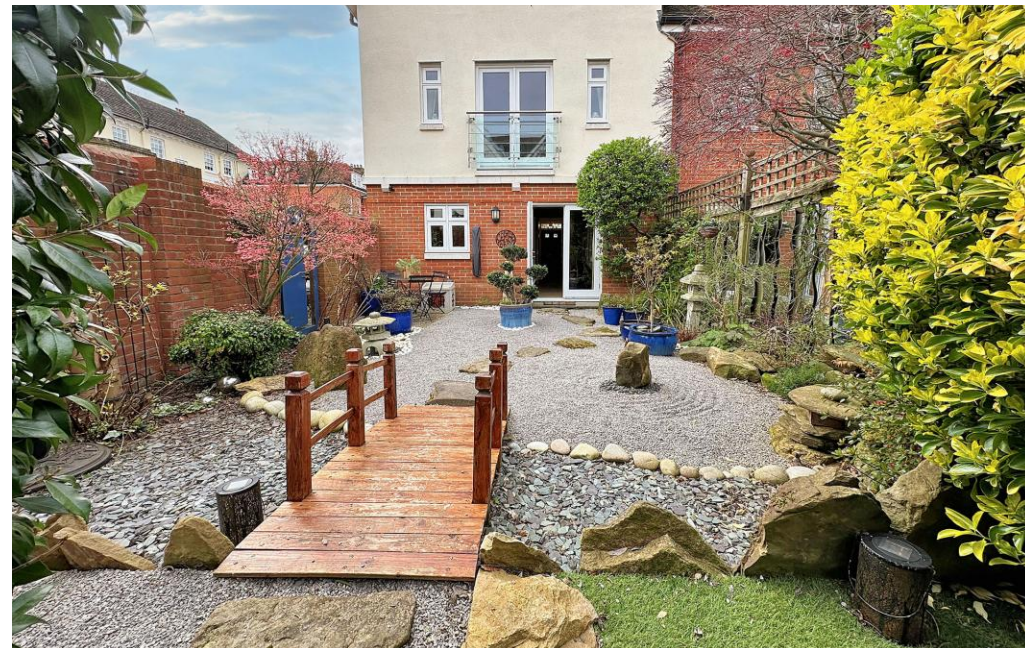
With allocated parking, additional visitor spaces, and meticulously kept communal gardens, this home is a rare gem that marries the allure of historical settings with the ease of contemporary living, and all set just steps away from Horsham Town Centre.

The development has five gated entrances so whether you are looking to access the plaza at The Forum and across to Sainsbury's, want to walk to Denne Hill, pop straight into the Causeway or simply stroll around the town centre you are well catered for.

Don't miss this opportunity to own a truly unique and wonderful home in a fantastic location. Book your viewing today and prepare to be impressed.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.



Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

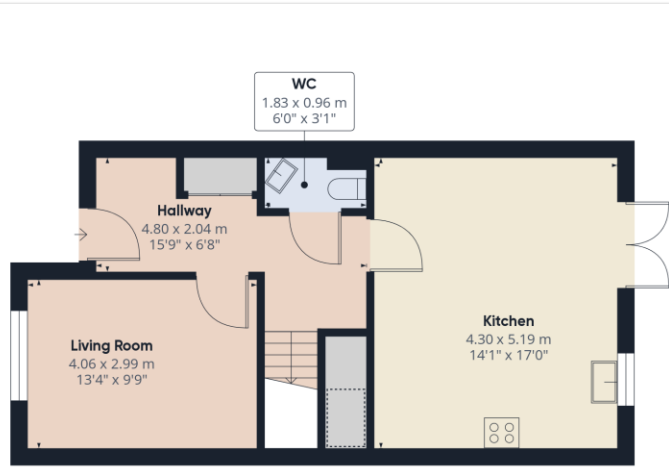
Being a private development there is a communal charge of £1100 per annum paid in two instalments.

For further details and to arrange a viewing, please contact owners agents

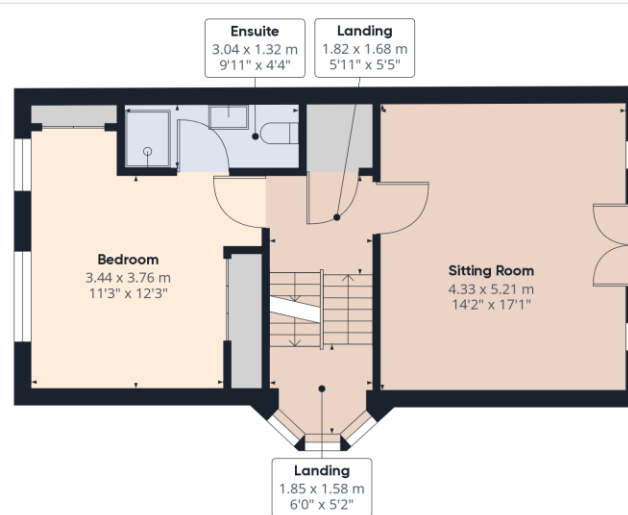
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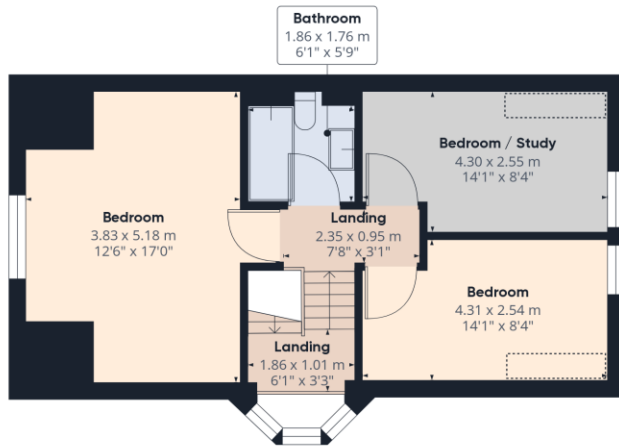




Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

150.48 m²
1619.8 ft²

Reduced headroom

2.25 m²
24.18 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

