



**Hills Place
Horsham, RH12 1XT**

**Offers In Excess Of
£265,000**

**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, including a large John Lewis and Waitrose store. 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. It is also less than half a mile from a large Co-Op convenience store, with doctors and dentists also close at hand.

PROPERTY

The property has its own path leading to a private entrance on the ground floor. The newly fitted kitchen boasts granite worktops, a pantry, and all new appliances including a fridge/freezer with freezer storage in drawers on the bottom for ease of access, a self-cleaning oven, a vitro-ceramic hob, an electric extractor fan, a dishwasher and a clothes washer. With the exception of the cupboard under the sink, all units are in drawer format for more comfortable access - no need to kneel on the floor to reach an item at the back of a cupboard.

The main double bedroom has two windows looking out to the property entrance, a built-in cupboard and room for a second armoire if desired. The second double bedroom also has a built-in cupboard. The entirely new bathroom is tiled throughout and boasts a tub with a glass shower door, a stylish European-style hanging toilet which is easy to clean, green marble counters over

the vanity and shelf, and a series of glass shelves next to the wall for attractive extra storage. The hall cupboard houses the hot water boiler, which has been fitted with a pump to ensure optimal water pressure in the bathroom.

OUTSIDE

The communal gardens are professionally maintained with a central green, pleasant seating areas and mature hedges and shrubs. The property also offers an on-site manager and a generous parking area that provides ample parking for both residents and visitors.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 99 Years From 23 June 1987

Service Charge: Approximately £3,600 per annum

Service Charge Review Period: tbc

Ground Rent: £300 per annum

Ground Rent 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

2 minute walk



Shops

Co-op – 0.2 miles
Town Centre – 0.9 miles



Trains

Horsham – 1.1 miles
Littlehaven – 2.3 miles



Airport

Gatwick
16.9 miles



Roads

M23
7.3 miles



Sport & Leisure

Pavilions in the Park
1.3 miles



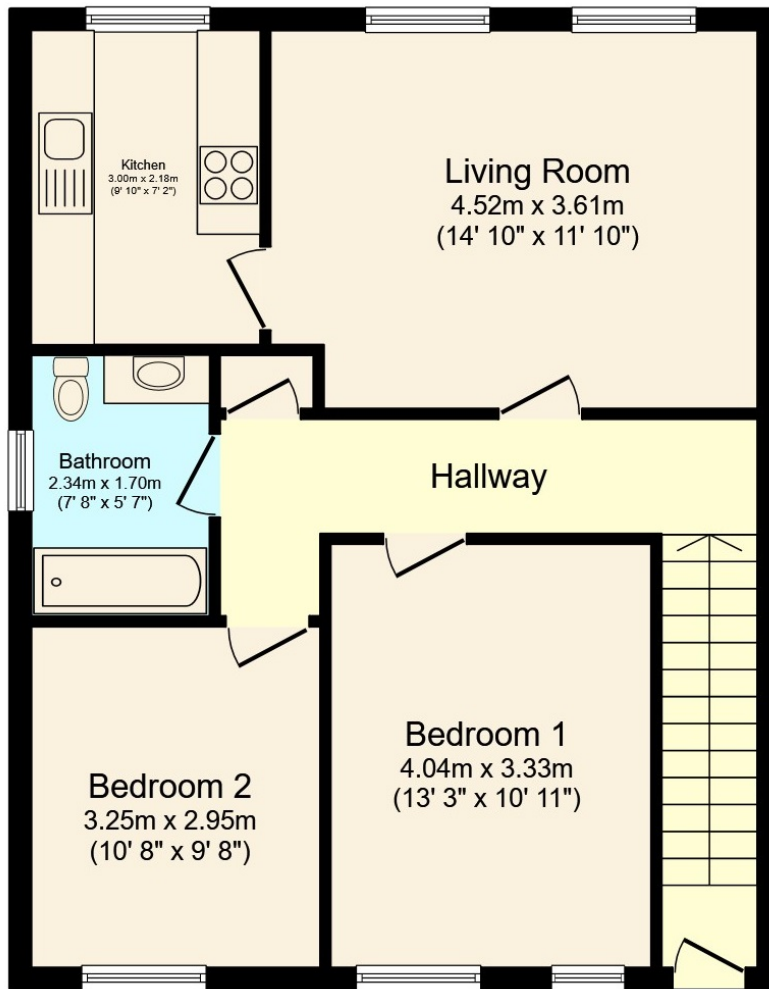
Broadband

Up to 67 Mbps

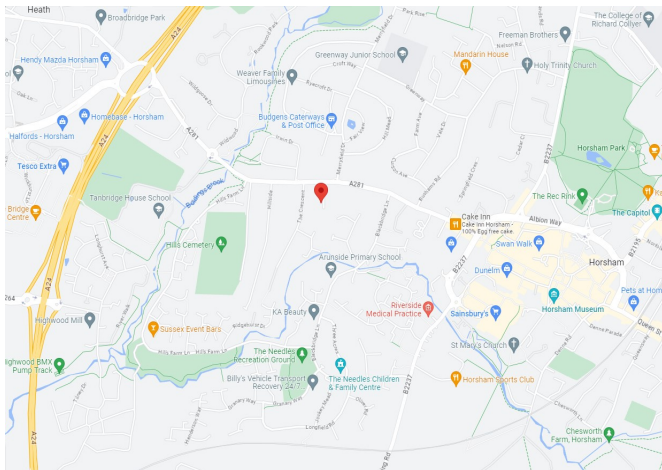


Council Tax

Band C



Map Location



Total Approximate Floor Area
667 sq ft / 62 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 not 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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