



Cleves Mews, Horsham, West Sussex, RH12 1QP





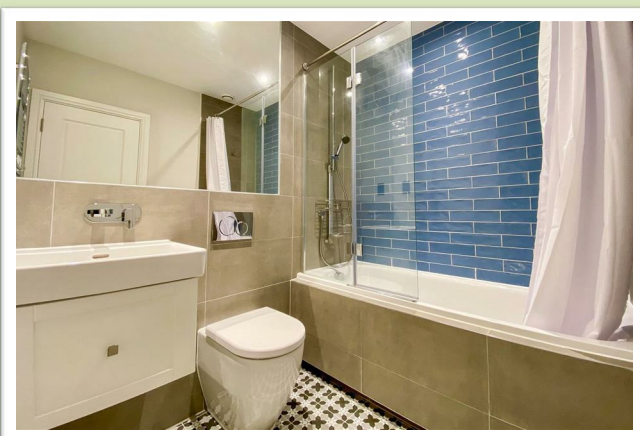
Built by Berkley Homes in 2022 and brought to the market with no onward chain, this attractive modern 2 double bedroom mid terraced home provides comfortable living and sleeping accommodation over two floors and comes with the remainder of the NHBC Warranty for the new owners peace of mind. Highwood is a beautiful development on the edge of the thriving market town of Horsham.

The property is a middle home of three with a blocked paved parking area to one side for one car in front of a car port providing additional covered parking. The front door leads into a bright and welcoming entrance hall with a large storage utility cupboard for coats and shoes, and a guest cloakroom. A door leads into the kitchen, positioned to the front of the property. Finished in modern contemporary tones with contrasting worktops, there is a generous amount of base and wall units, and integrated appliances.

Beyond this is the main heart of the home, a beautiful open plan living/dining room with a great amount of space for a family to relax and unwind, comfy up on the sofa or entertain guest at the dining table. Glazed French doors lead out to a rear garden offers a particularly private outlook. Finished with an attractive patio and path leading to a shed and with a small area of lawn, this is the perfect spot to make the most of the southerly aspect and warmer afternoons for outdoor entertaining.



From the hallway, stairs lead to the first floor. A unique feature of this stylish home is that both bedrooms are generous doubles, and both feature exquisite en-suites. With one bedroom featuring an en-suite shower room with walk-in shower and benefitting from a range of fitted wardrobes, and the second bedroom featuring a full bath suite making it perfect for a family.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 3'01" x 6'03" (0.94m x 1.91m)

KITCHEN 7'0" x 13'02" (2.13m x 4.01m)

LIVING/DINING ROOM 14'03" x 16'04" (4.34m x 4.98m)

FIRST FLOOR

LANDING

BEDROOM 12'04" x 8'07" (3.76m x 2.62m)

EN-SUITE SHOWER ROOM 7'02" x 4'10" (2.18m x 1.47m)

BEDROOM 14'03" x 8'06" (4.34m x 2.59m)

EN-SUITE BATHROOM 7'02" x 5'06" (2.18m x 1.68m)

OUTSIDE

SOUTH FACING REAR GARDEN

CAR BARN

ALLOCATED PARKING TO THE FRONT

REMAINDER OF NHBC WARRANTY

ESTATE CHARGE: £236.84 PER ANNUM

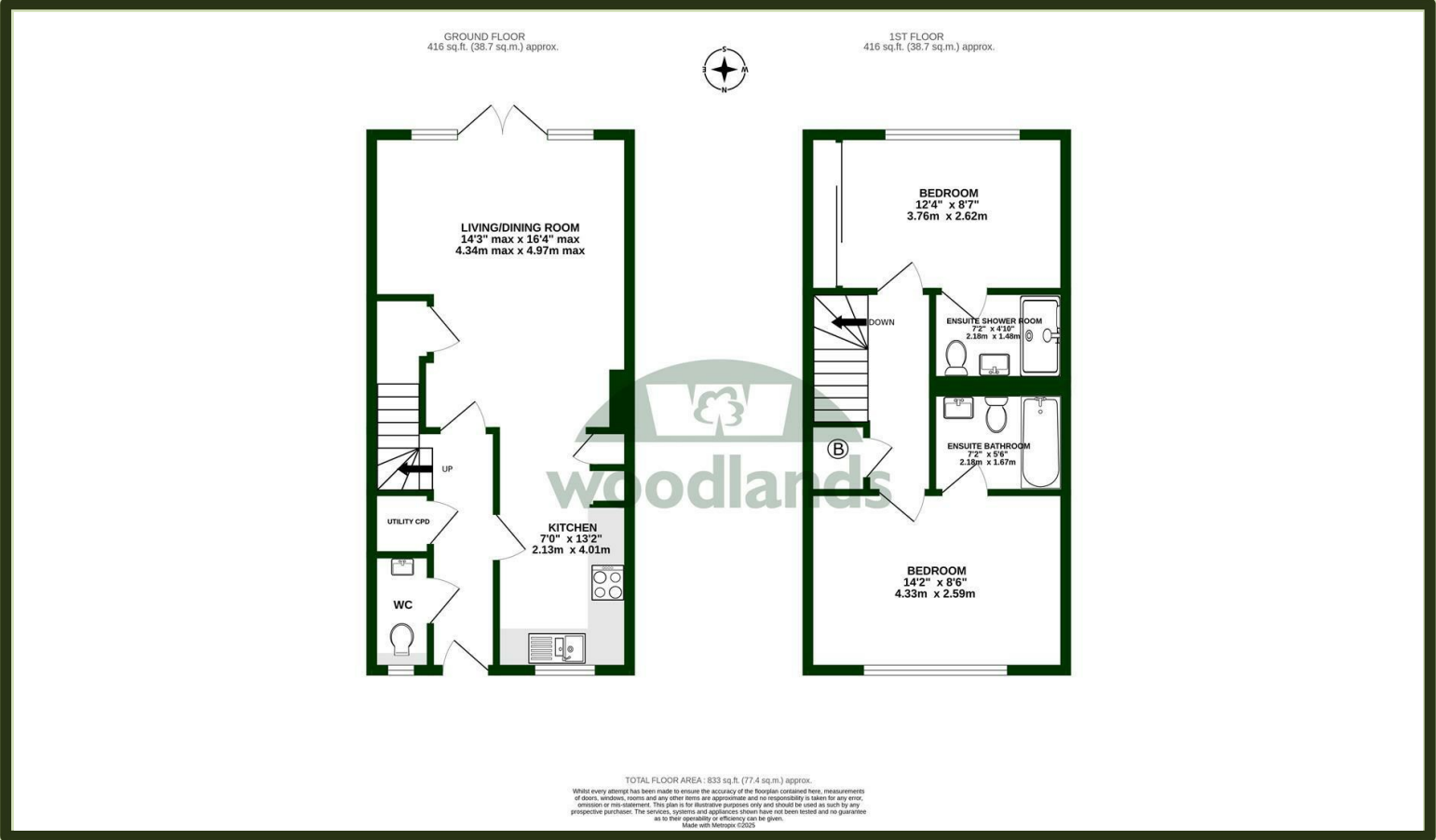
NO ONWARD CHAIN



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LOCATION: The property is situated in the highly regarded Highwood development, designed and built by Berkeley Homes. The development offers a real sense of community with village pond and central square whilst offering excellent road links for the A24/Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25 and provides great connections to London, Heathrow and Gatwick International Airports. The location also offers great access for Broadbridge Heath with it's large Tesco superstore and sports centre.

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 for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. There are two mainline railway stations in Horsham, with direct links to Gatwick and London (Victoria/London Bridge). 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 and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road passing The co-op and Pets Corner and along Guildford Road. At the first roundabout go straight ahead and proceed up Farthings Hill. At the big flyover roundabout take the first exit. At the next roundabout turn left and at the T junction turn right into The Boulevard. Proceed along this road and over the bridge. Take a right onto Tilney Drive. Proceed to the end and turn left onto a continuation of Tilney Drive. Take the next right and at a crossroad junction, proceed straight ahead into Cleves Mews.

COUNCIL TAX: Band D.

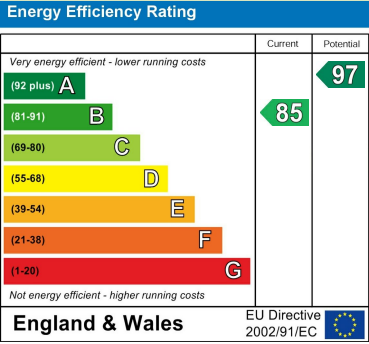
EPC Rating: B.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.



MISREPRESENTATION ACT

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