



1 The Courtyard, Forest Grange, Horsham, RH12 4TG  
£550,000



- 3/4 bedrooms
- 2/3 reception rooms
- Beautifully presented semi detached mews house
- Allocated parking and garage with power
- Close to St. Leonards Forest, schools and transport links
- Private rear garden
- Access to communal gardens, paddock and 2 tennis courts
- Exclusive development situated in an Area of Outstanding Natural Beauty

A beautifully presented and superbly located 3/4 bedroom, 2/3 reception room semi detached mews house, converted in 1994 with private garden and garage with power.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





A beautifully presented and superbly located 3/4 bedroom, 2/3 reception room semi detached mews house which formed part of a school and later converted in 1994 with private garden and garage with power. The property is situated on an exclusive semi rural development within the High Weald Area of Outstanding Natural Beauty and close to the stunning St. Leonard's Forest, excellent schools and major transport links. The accommodation comprises: entrance hallway, cloakroom, dining room with door into occasional double aspect bedroom/family room. From the hallway there is access into the well proportioned sitting room with feature electric fire and French doors onto the garden. There is a separate kitchen fitted with an attractive range of units, space for appliances and breakfast bar that seats 2.. Upstairs there are 3 good sized bedrooms (2 doubles & 1 single) and re-modelled shower room. Benefits include double glazed windows and LPG gas fired central heating to radiators (boiler located in the kitchen). The 49' x 30' rear garden offers an excellent degree of privacy and is an ideal space to entertain in. The peaceful garden is lawned with well established borders stocked with shrubs and plants, seating areas and gate to side. An allocated parking space and garage with power are located opposite.

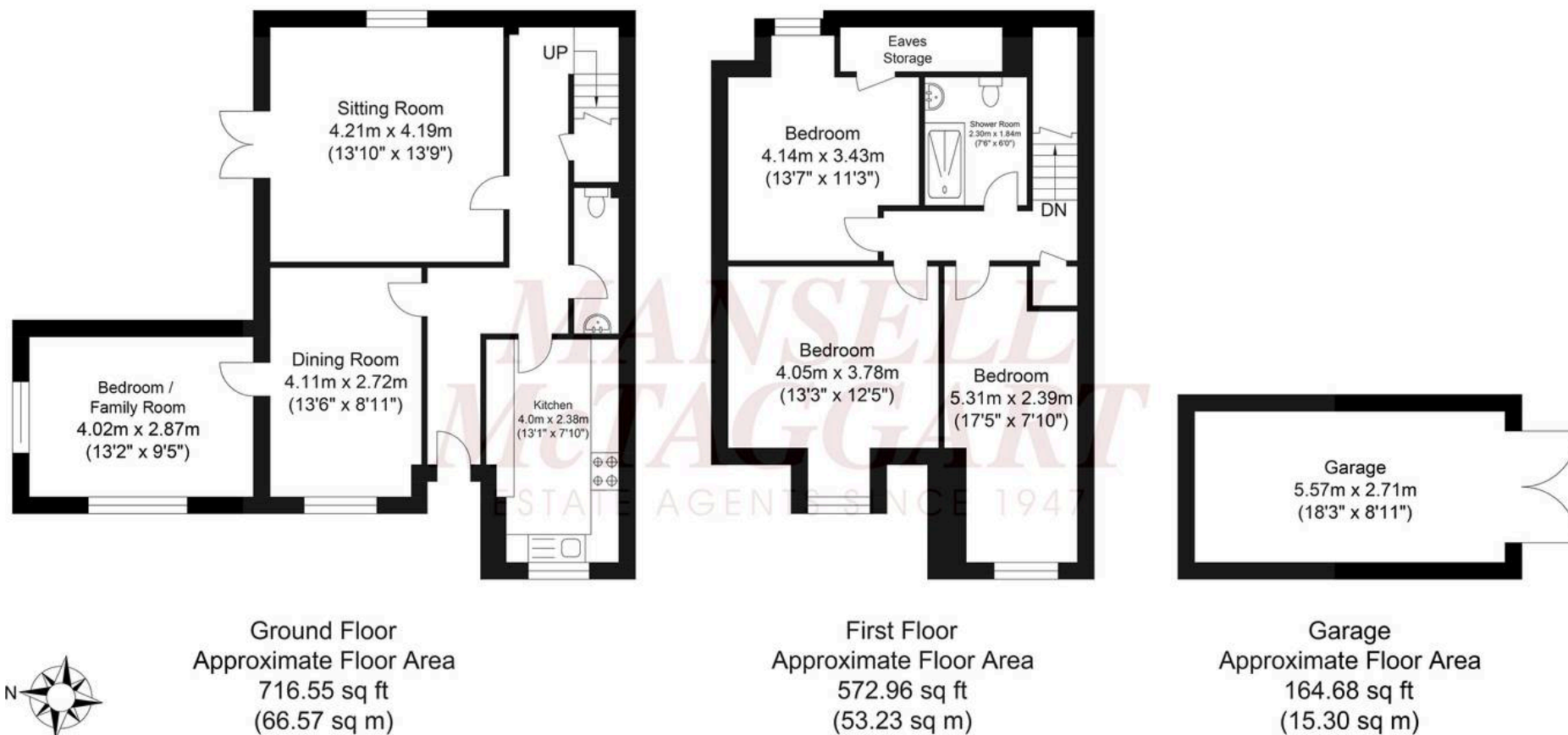
NB. Total service charge for the year 01/01/2024 - 31/12/2024 : £1,032.15 - to include use of 2 tennis courts, communal gardens to include a paddock and drainage.



Colgate is a small village 4 miles east of Horsham with a high regarded primary school, popular 'Dragon' public house and close to the incredible St. Leonard's forest with ample walking, running and riding routes. The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.







Approximate Gross Internal Area (Excluding Garage / Eaves Storage) = 119.80 sq m / 1289.51 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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