



Forest Grange, Forest Road, Horsham, RH12 4TG
£1,950 Per Month

& LINES
James

The Mews, Forest Grange Manor Colgate, Horsham

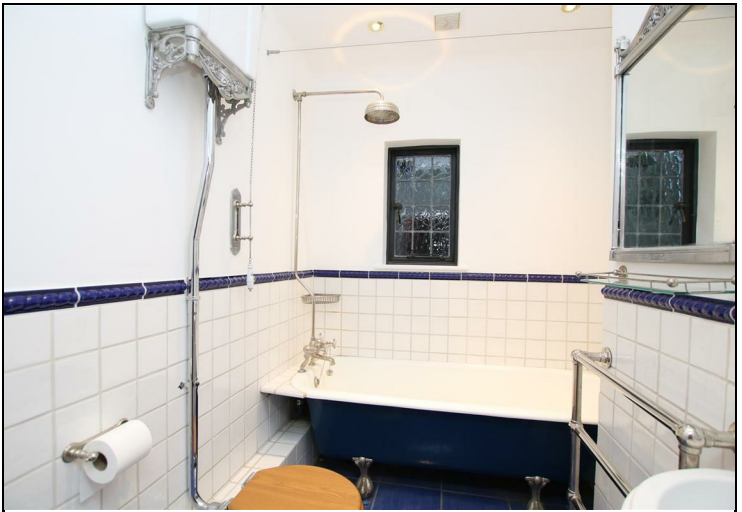
- MEWS HOUSE
- TWO BEDROOMS
- SPACIOUS
- GARAGE & PARKING
- UNFURNISHED
- EPC RATING E
- COUNCIL TAX BAND F
- DEPOSIT £2250.00
- 12 MONTHS
- AVAILABLE NOW

A most delightful and spacious two bedroom Mews House forming part of a Grade II Listed manor house. The property is set in a picturesque location, surrounded by the beauty of the countryside, yet still conveniently close to the vibrant offerings of Horsham.



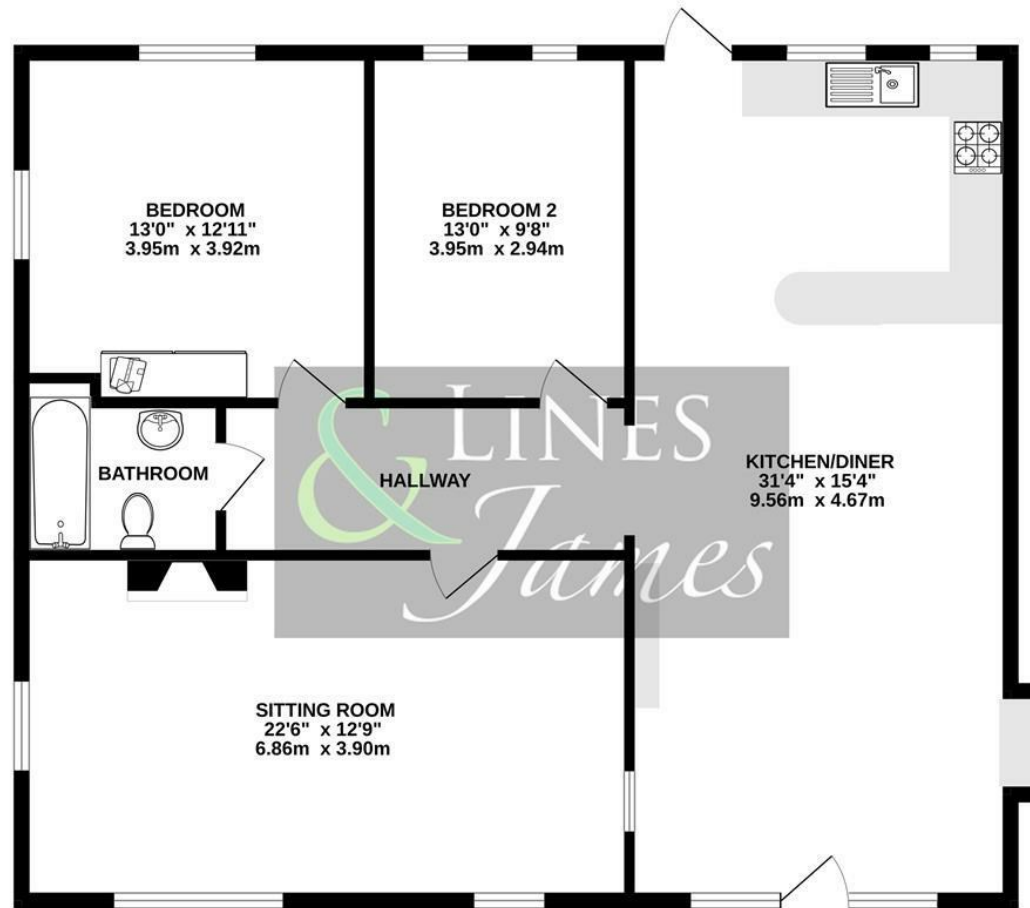
Lines & James are thrilled to bring this rarely available delightful property to the market, offering a wealth of character which is presented in excellent order. The property is reached via a private road and is superbly situated on the edge of St Leonards Forest, providing an abundance of walking and cycling trails, yet still having the convenience of being a short drive from Horsham town centre with its array of amenities. Accommodation comprises: Impressive kitchen/diner with open plan fitted kitchen complete with appliances, including a large aga and American style Fridge/Freezer. The dining area offers bespoke built in storage, with a roof lantern adding light and style to the room. The sitting room is dual aspect and features an open fireplace with stone surround, providing a wonderful focal point. There are two double bedrooms, the main bedroom is dual aspect and benefits from a cupboard offering airing/storage options. The bathroom has been traditional designed featuring a roll top bath with claw feet and a wall hung toilet cistern. Attractive solid wood flooring is fitted throughout the whole property adding to the charm. The private garden spans two levels, the ground level offers patio areas with built in seating whereas the upper level is laid to lawn, stairs join the two areas together. The property further benefits from a detached garage with parking for two cars in front and oil fired central heating to radiators.

Viewings are highly recommended to fully appreciate the uniqueness and space the property offers.

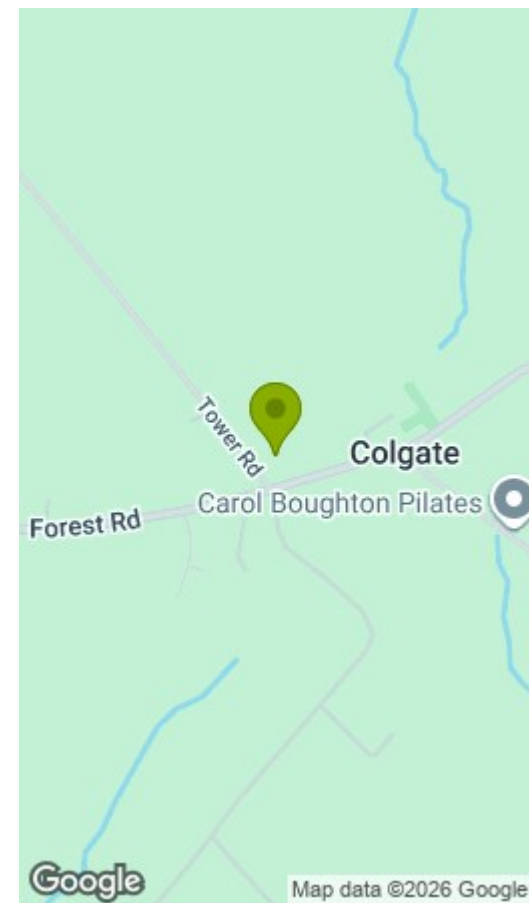




GROUND FLOOR



Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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