



Tower Hill, Horsham, West Sussex, RH13 OAE





Nestled on the edge of the historic market town of Horsham, this beautifully presented two-bedroom character cottage offers the perfect balance of charming period features, thoughtful modern improvements and an idyllic countryside setting.

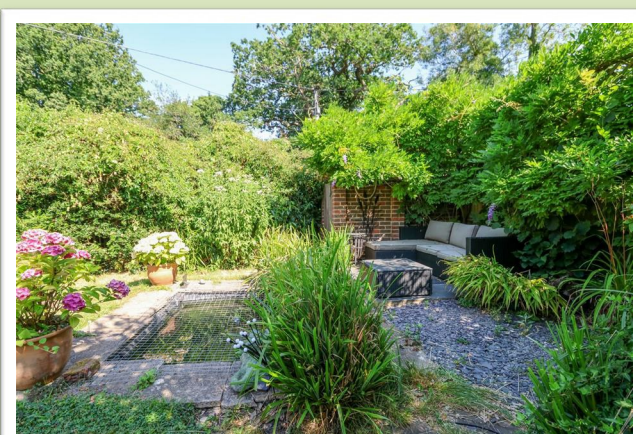
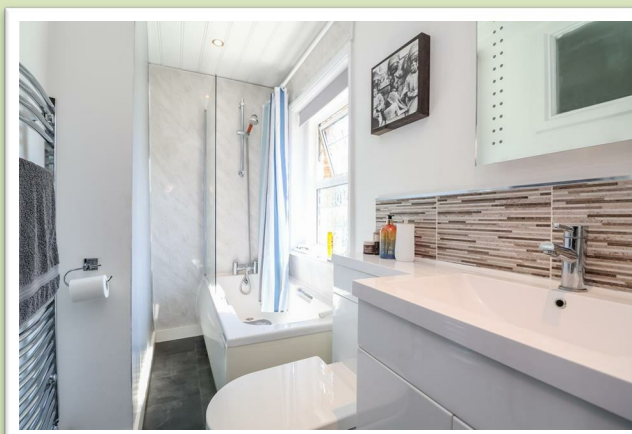
Arranged over three floors, the home has been sympathetically enhanced to create a warm and inviting living space, making it an ideal choice for first-time buyers, young professionals or those simply seeking a characterful home within easy reach of the town centre. With scenic walks from the doorstep, including the popular Denne Hill and Tower Hill, residents can enjoy stunning views across Horsham and the Sussex countryside, while still benefiting from the town's excellent selection of shops, cafés, restaurants and direct transport links to London and Brighton.

The approach to the property begins through a delightful, secluded rear garden, providing a wonderfully private setting with mature hedging, an area of lawn and a variety of seating spaces designed to capture the sun throughout the day. A contemporary conservatory creates a seamless transition between the garden and the home, offering a bright and versatile space to relax while also providing a practical entrance with room for coats and shoes.

Inside, the galley-style kitchen is fitted with an excellent range of wall and base units, complemented by a built-in double oven, electric hob and space for additional freestanding appliances. Beyond, the dining room is full of character, showcasing attractive flagstone flooring, a fireplace that forms a beautiful focal point, and useful understairs storage. To the front of the property, the cosy sitting room enjoys a dual aspect, filling the space with natural light, while the wood-burning stove creates the perfect atmosphere for relaxing evenings throughout the colder months.

The first floor offers a generous double bedroom with windows to two aspects, creating a bright and airy feel, alongside a stylishly appointed modern family bathroom. Stairs continue to the second floor, where a further spacious double bedroom benefits from fitted wardrobes and provides a peaceful retreat, completing this charming and deceptively spacious cottage.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

DOOR TO:

ENTRANCE HALL

SITTING ROOM 11'5" x 9'11" (3.48m x 3.02m)

DINING ROOM 11'4" x 6'11" (3.45m x 2.11m)

KITCHEN 5'11" x 12'6" (1.80m x 3.81m)

CONSERVATORY 5'0" x 8'8" (1.52m x 2.64m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'5" x 9'11" (3.48m x 3.02m)

BATHROOM 11'3" x 4'4" (3.43m x 1.32m)

SECOND FLOOR

BEDROOM TWO 11'4" x 10'3" (3.45m x 3.12m)

OUTSIDE

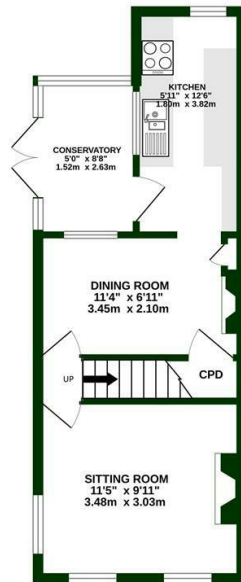
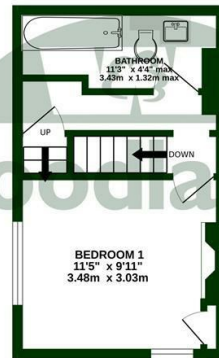
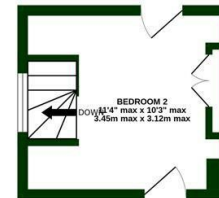
GARDEN



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GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.2ND FLOOR
117 sq.ft. (10.8 sq.m.) approx.

TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION: Located in a highly sought after area of Tower Hill just on the outskirts of Horsham about one mile from Horsham's historic market town centre providing a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a main line train service to London Bridge and London Victoria.

DIRECTIONS: From Horsham town centre proceed in a southerly direction along the Worthing Road. Turn right at the Boars Head public House into Tower Hill. Follow this road and proceed round the sharp left hand bend. The property can be found on the left hand side.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

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.

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