



**Hills Manor  
Horsham, RH12 1LZ**

**£260,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Hills Manor, Horsham, RH12 1LZ



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### 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 John Lewis and a large Waitrose. 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

Once inside the communal hall, you will find the front door to this generous ground floor retirement property. The large entrance hall has doors opening to all rooms, which have all recently been fitted with new carpets. The kitchen has also recently been fitted with new flooring, and has space for a range of appliances. The 20'1 x 14'5 double aspect living room is a particular feature of the property, with large windows, flooding the room with natural light. Due to the size of this room, there is plenty of space for a dining table and sofas, making it ideal for entertaining along with an attractive electric fireplace. The property boasts a main bathroom and two generous bedrooms both with built in storage whilst the master bedroom benefits from an ensuite shower room. There are pull cords throughout (however the current vendor has taken these down and they could be put back in).

### 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

Full Lease Term: 99 years from 23 June 1987

Ground Rent: £TBC per annum

Ground Rent Review Period: TBC

Maintenance/Service Charge: £TBC per annum

Maintenance/Service Charge 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 – 0.8 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



#### Rental Income

£tbc pcm



#### Schools

N/A



#### Broadband

Up to 67 Mbps

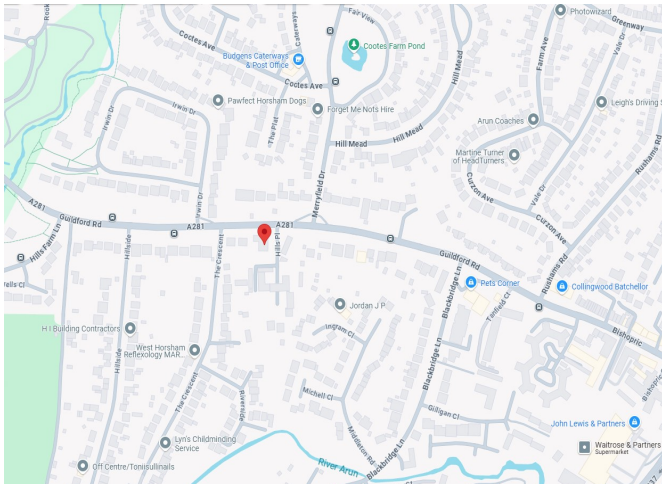


#### Council Tax

Band D



## Map Location



## Total Approximate Floor Area

**987 sq ft / 92 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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