



**Hewells Court, Black Horse Way, Horsham, RH12 1NP**  
Guide Price £900,000 Freehold

  
**MARTIN&CO**

- Four Bedroom Mews Town Home
- Contemporary Specification
- Large Corner Plot
- Landscaped Gardens
- Parking
- Lovely Grounds
- View of Manor House
- Walk into Town Centre
- EPC to be confirmed
- Viewing Recommended



First time on the market since new, our clients chose this property off plan as it is set on the largest corner plot of these contemporary town homes. Having the extra space gave them an opportunity to landscape the gardens and provide a private secluded space yet just minutes away from the centre of town.

The accommodation is laid out across three floors with a bright and airy glass stairwell, an impressive sight.

To the ground floor, the reception hallway welcomes you and leads into a well-proportioned integrated kitchen/breakfast room. There are double doors that open directly onto the rear garden terrace.

The kitchen has ample space for a large table and chairs, perfect for entertaining guests.



Fitted with a range of wall and base cabinets complimented with work surfaces running through. There is a stand-alone preparation island which makes an ideal social space and a selection of high-end integrated appliances.

A separate dining room overlooks the front gardens, a more formal room however could also be used as a snug/study or media room if required.

There is also a useful cloakroom with WC and wash hand basin, large double cupboard as well as understairs storage space.

The first floor, the sitting room enjoys views over the front gardens. The main bedroom has two fitted wardrobes and a well-equipped en-suite shower room with a walk-in shower, wash hand basin and a low level WC. This bedroom has had the addition of an air conditioning unit, plantation style shutters and a Juliette balcony with opening doors and views into the rear gardens.

To the second floor there is a well-proportioned second bedroom with plantation style shutters fitted. There are two further bedrooms also fitted with plantation style shutters plus a separate family bathroom with a wall mounted shower over the bath, wash hand basin and a low-level WC.

#### Outside

Being situated on the largest plot, the gardens wrap around the rear and side of the home, landscaped for ease of maintenance with mature planting, terrace areas to sit and enjoy the tranquillity of the setting. Our clients also had planning permission to build a large pitched roof outbuilding providing many uses and discretely nestled into the far corner.

A pergola with seating under also provides a lovely space to shelter from the sun and enjoy a morning coffee or evening gin and tonic, the whole garden a delightful oasis. There is a convenient rear access gate.

The property comes with a useful allocated parking space with further visitor parking available.

Being set in the grounds of The Manor House the property enjoys further communal gardens which are well maintained throughout the seasons and include a selection of mature trees shrubs and plants.

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 to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.



Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

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. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Being a private development there is a communal charge of £1100 per annum paid in two instalments.

For further details and to arrange a viewing, please contact owners agents

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