



FIVENS  
PLACE

HORSHAM • WEST SUSSEX



FIVENS  
PLACE



## AN INSPIRED COLLECTION OF JUST ELEVEN 3 & 4 BEDROOM HOMES IN A DESIRABLE, PRIVATE SETTING.

With architecture taking its cue from the traditional Sussex vernacular, and interiors designed to reflect the best of contemporary living, Fivens Place promises exceptional levels of comfort and style in a convenient location. From here, you can enjoy easy access to Horsham's vibrant town centre, local schools, the station with its services to London and the coast, main road and motorway networks, Gatwick Airport and the beautiful Sussex countryside.

In essence, you couldn't be better placed for a lifestyle that brings you the best of everything.



## HORSHAM - HISTORIC CHARM MEETS MODERN LIVING

From its medieval origins, the market town of Horsham has grown to become a major commercial centre with a wealth of shops, restaurants and entertainment facilities. The pedestrianised town centre is home to Swan Walk, where you'll find a host of stores including familiar high street names and independent retailers. Horsham is also served by Waitrose, Tesco and Sainsburys supermarkets and there is a new John Lewis store opening in 2015.

Entertainment venues include The Capitol cinema and theatre with its varied programme of stage plays, comedy and musical acts throughout the year.

For those who need to commute, nearby Littlehaven station is a 15 minute walk away - from here services to London Victoria operate with journey times of as little as 48 minutes. The nearby A264 links with the A24 for connections to Dorking and Worthing, and to the M23 for easy access to Gatwick Airport and the M25.

Horsham is renowned for the high standards of its schools in both the state and private sector. Fivens Place is within just a few minutes' walk of Holbrook Primary School. Secondary schools include Tanbridge House School, The Forest School for boys and Millais School for girls, all rated by OFSTED as 'outstanding'.



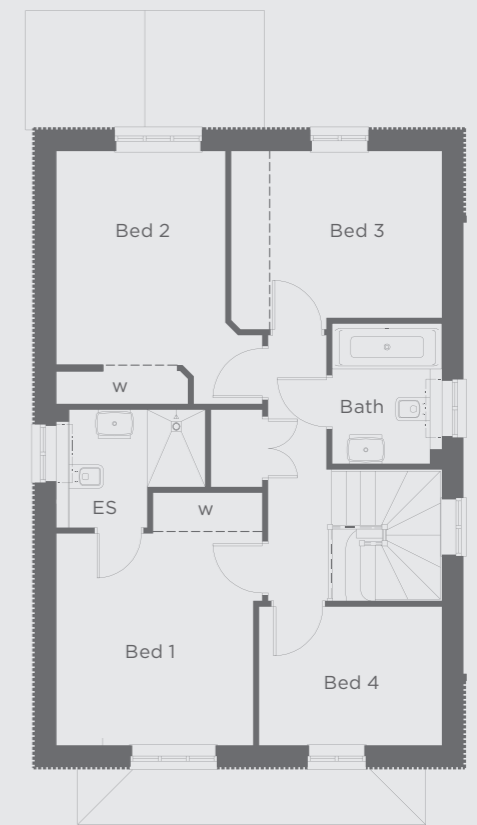
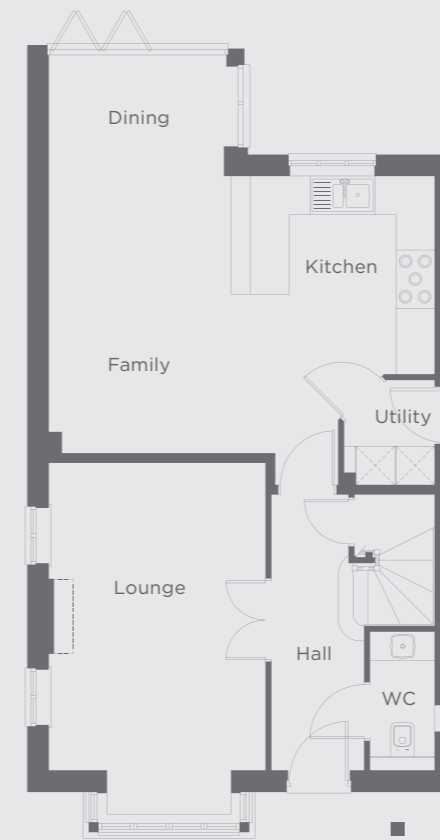


## THE DEVELOPMENT

Set in a private tree-lined close on the fringes of Horsham, Fivens Place has been designed to be in perfect harmony with its surroundings. External styling embraces architectural heritage with a mix of traditional materials, culminating in new homes of distinctive character. Landscaping has been carefully considered and each home enjoys the advantage of private garaging or parking space.

## WATERFORD

PLOT 1: 4 bedroom detached home



### Ground floor

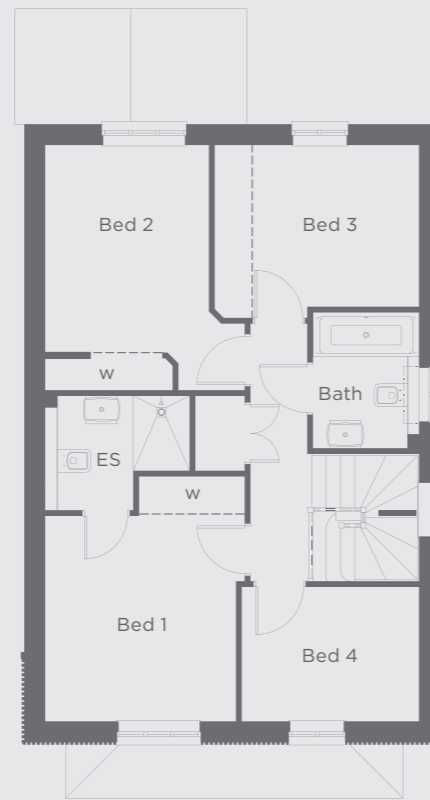
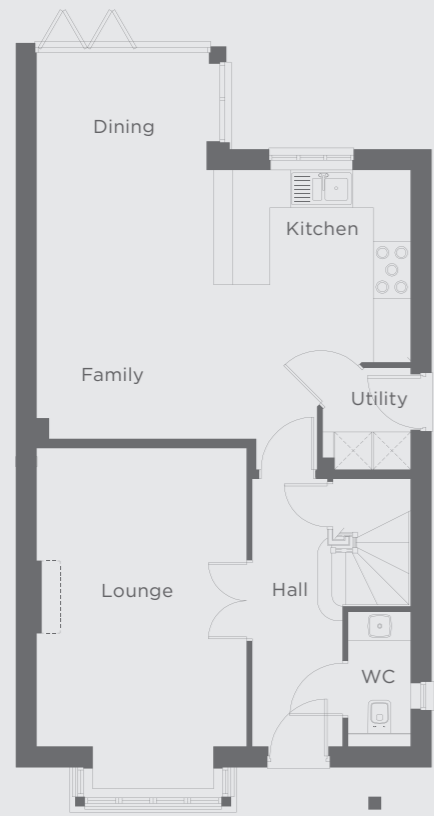
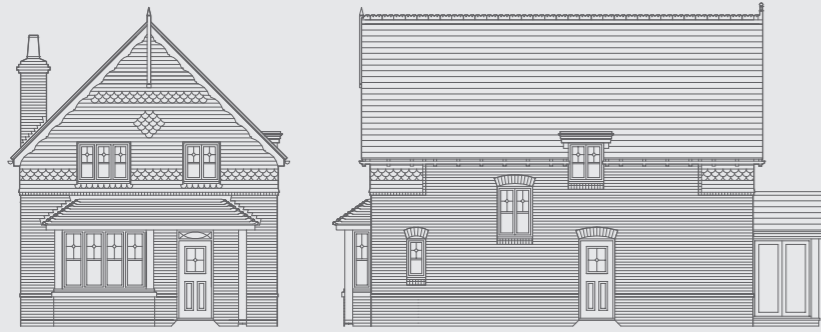
Lounge	5.44 x 3.36m	17'10" x 11'0"
Dining/Family	6.17 x 2.85m	20'3" x 9'4"
Kitchen	3.15 x 3.07m	10'4" x 10'1"
Utility	1.62 x 1.40m	5'4" x 4'7"
WC	2.15 x 1.00m	7'1" x 3'3"

### First floor

Bed 1	3.92 x 3.19m	12'10" x 10'6"
En-suite	2.31 x 1.83m	7'7" x 6'0"
Bed 2	3.92 x 3.19m	12'10" x 10'6"
Bed 3	3.27 x 2.76m	10'9" x 9'1"
Bed 4	2.84 x 2.15m	9'4" x 7'1"
Bath	2.17 x 1.70m	7'1" x 5'7"

# GALWAY

PLOT 2: 4 bedroom detached home



## Ground floor

Lounge	5.44 x 3.36m	17'10" x 11'0"
Dining/Family	6.17 x 2.85m	20'3" x 9'4"
Kitchen	3.15 x 3.07m	10'4" x 10'1"
Utility	1.62 x 1.40m	5'4" x 4'7"
WC	2.15 x 1.00m	7'1" x 3'3"

## First floor

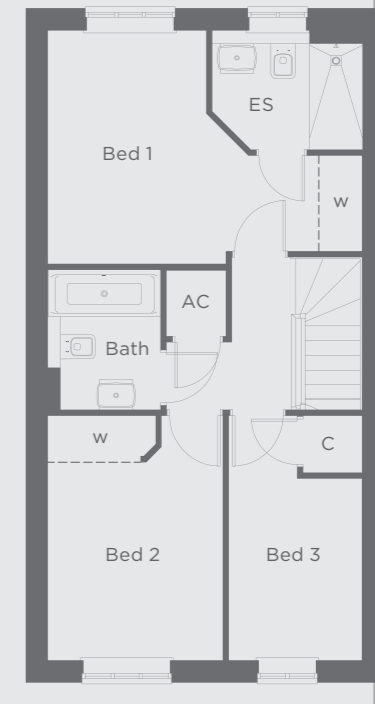
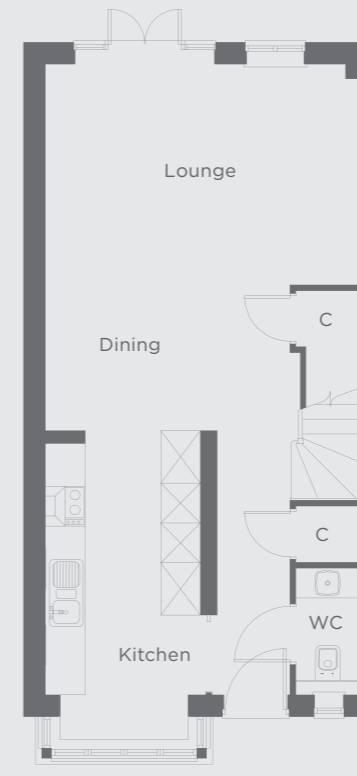
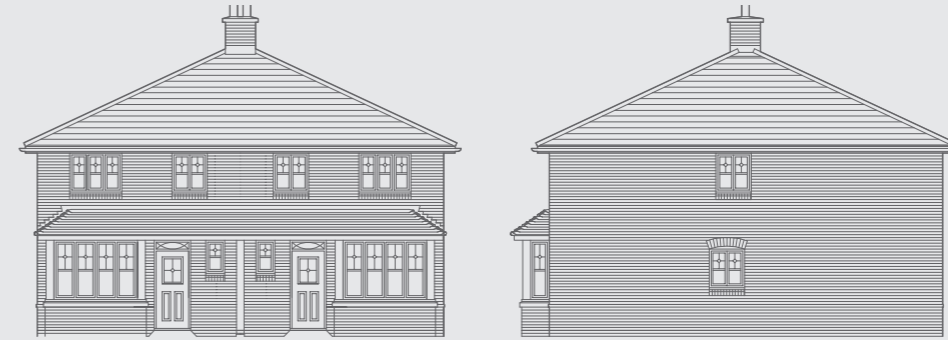
Bed 1	3.92 x 3.19m	12'10" x 10'6"
En-suite	2.31 x 1.83m	7'7" x 6'0"
Bed 2	3.92 x 3.19m	12'10" x 10'6"
Bed 3	3.27 x 2.76m	10'9" x 9'1"
Bed 4	2.84 x 2.15m	9'4" x 7'1"
Bath	2.17 x 1.70m	7'1" x 5'7"

# WICKLOW

PLOT 3 & 4: 3 bedroom semi-detached home



FIVENS PLACE



## Ground floor

Lounge/Dining	5.52 x 4.74m	18'1" x 15'7"
Kitchen	4.66 x 2.34m	15'3" x 7'8"
WC	1.91 x 0.96m	6'3" x 3'2"

Note: Plot 3 plans depicted.  
Plot 4 is handed

## First floor

Bed 1	4.74 x 3.53m	15'7" x 11'7"
En-suite	2.27 x 1.80m	7'5" x 5'11"
Bed 2	3.69 x 2.64m	12'1" x 8'8"
Bed 3	3.69 x 2.02m	12'1" x 6'7"
Bath	2.11 x 1.70m	6'11" x 5'7"

# CARLOW

PLOT 5: 4 bedroom detached home



## Ground floor

Lounge	5.57 x 3.36m	17'10" x 11'0"
Dining/Family	8.78 x 3.11m	28'10" x 10'3"
Kitchen	3.15 x 3.07m	10'4" x 10'1"
Utility	1.62 x 1.40m	5'4" x 4'7"
WC	2.15 x 1.00m	7'1" x 3'3"

## First floor

Bed 1	3.92 x 3.19m	12'10" x 10'6"
En-suite	2.31 x 1.83m	7'7" x 6'0"
Bed 2	3.92 x 3.19m	12'10" x 10'6"
Bed 3	3.27 x 2.76m	10'9" x 9'1"
Bed 4	2.84 x 2.15m	9'4" x 7'1"
Bath	2.17 x 1.70m	7'1" x 5'7"

# LONGFORD

PLOT 6: 4 bedroom detached home



## Ground floor

Lounge	5.44 x 3.36m	17'10" x 11'0"
Dining/Family	6.17 x 2.85m	20'3" x 9'4"
Kitchen	3.15 x 3.07m	10'4" x 10'1"
Utility	1.62 x 1.40m	5'4" x 4'7"
WC	2.15 x 1.00m	7'1" x 3'3"

## First floor

Bed 1	4.26 x 3.15m	14'0" x 10'4"
En-suite 1	3.15 x 2.25m	10'4" x 7'5"
Bed 2	4.01 x 3.19m	13'2" x 10'6"
En-suite 2	2.25 x 1.99m	7'4" x 6'6"
Bed 3	3.64 x 3.19m	11'11" x 10'6"
Bed 4	3.75 x 2.70m	12'4" x 8'10"
Bath	2.70 x 2.15m	8'10" x 7'1"

# WEXFORD

PLOT 7, 8 & 11: 4 bedroom detached home



## Ground floor

Lounge	5.44 x 3.96m	17'10" x 13'0"
Dining/Family	6.17 x 3.13m	20'3" x 10'3"
Kitchen	3.45 x 3.07m	11'4" x 10'1"
Utility	1.62 x 1.40m	5'4" x 4'7"
WC	2.15 x 1.00m	7'1" x 3'3"

## First floor

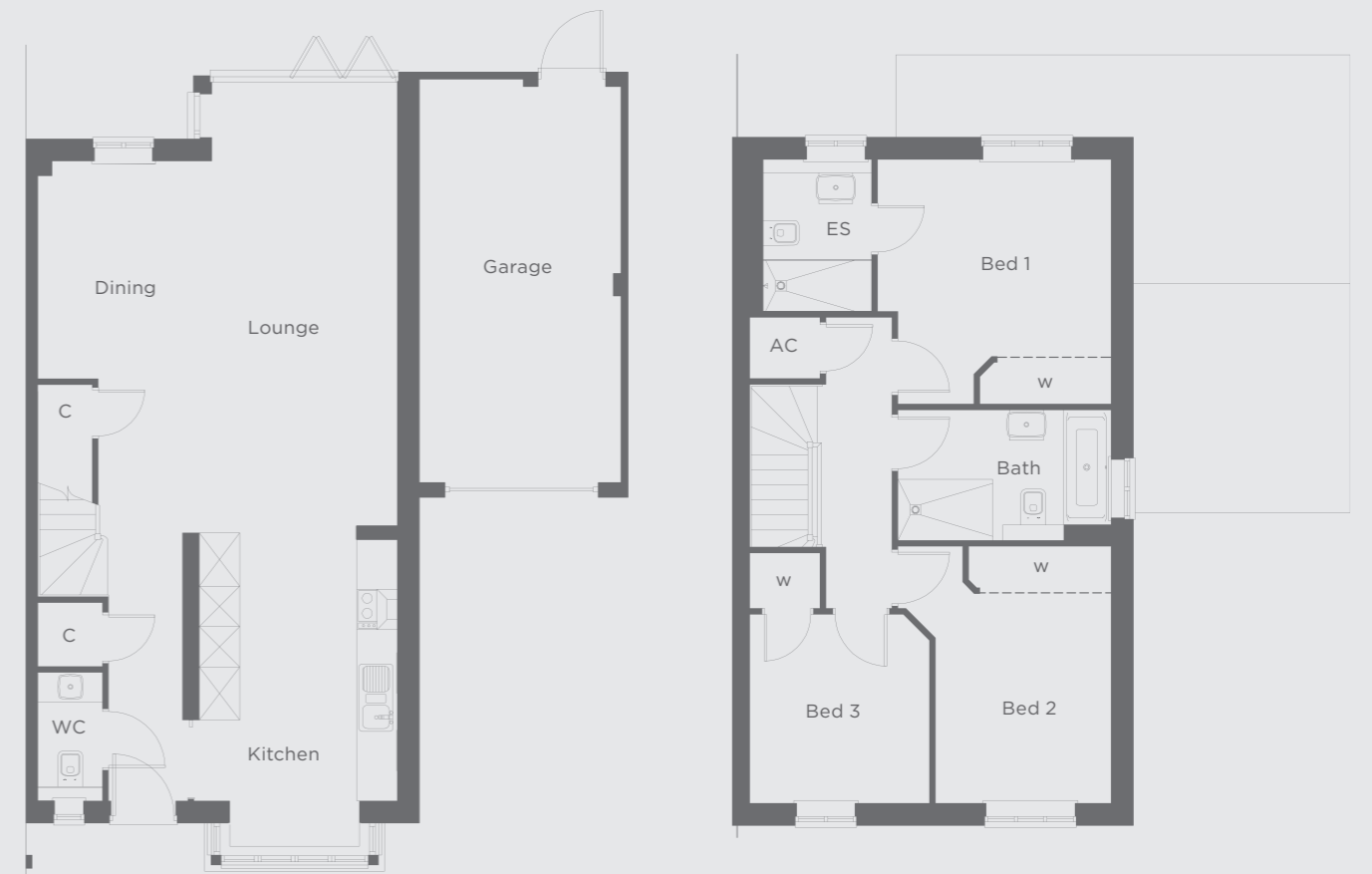
Bed 1	3.79 x 3.34m	12'5" x 11'0"
En-suite	2.76 x 2.25m	9'1" x 7'5"
Bed 2	3.55 x 3.48m	11'8" x 11'5"
Bed 3	3.63 x 2.59m	11'11" x 8'6"
Bed 4	3.15 x 2.15m	10'4" x 7'1"
Bath	2.17 x 1.86m	7'1" x 6'1"

# DONEGAL

PLOT 9 & 10: 3 bedroom semi-detached home



FIVENS  
PLACE



## Ground floor

Lounge/Dining	6.54 x 5.34m	21'6" x 17'6"
Kitchen	4.66 x 2.94m	15'3" x 9'8"
WC	1.91 x 0.96m	6'3" x 3'2"

*Note: Plot 10 plans depicted.  
Plot 9 is handed and has detached garage*

## First floor

Bed 1	3.61 x 3.45m	11'10" x 11'4"
En-suite	2.10 x 1.80m	6'11" x 5'11"
Bed 2	3.79 x 3.15m	12'5" x 10'4"
Bed 3	2.79 x 2.65m	9'2" x 8'8"
Bath	3.15 x 1.93m	10'4" x 6'4"

## THE FINISHING TOUCHES - HIGH QUALITY MEETS CONTEMPORARY STYLE



### KITCHENS

- High gloss doors with a designer Corian worktop

#### Appliances to detached units:

- AEG 4 ring gas hob
- AEG single fan oven
- AEG 17 litre microwave
- Zanussi fully integrated 12 place setting dishwasher
- Elica integrated extractor
- Zanussi frost free fully integrated 70/30 fridge freezer
- Zanussi fully integrated washer dryer (7 kg wash/4kg dry)
- CDA 600 wide freestanding wine cooler - glass fronted

#### Appliances to semi-detached units:

- AEG 4 ring gas hob
- AEG single fan oven
- AEG 17 litre microwave
- Zanussi fully integrated 12 place setting dishwasher
- Elica integrated extractor
- Zanussi frost free fully integrated 70/30 fridge freezer
- Zanussi fully integrated washer dryer (7 kg wash/4kg dry)

### HEATING

- Fully pressurised gas central heating system
- Kitchen, family and dining areas to detached units have tiled floors with under floor heating

### BATHROOMS & EN-SUITES

- Walnut Vanity units
- Villeroy & Boch sanitary ware throughout
- Concealed cisterns
- Chrome Crosswater wall mounted bath spout to baths
- Chrome Vado shower head and valves
- Wetroom style showers with hinged glass screens
- Chrome heated towel rails

### INTERNAL DOORS

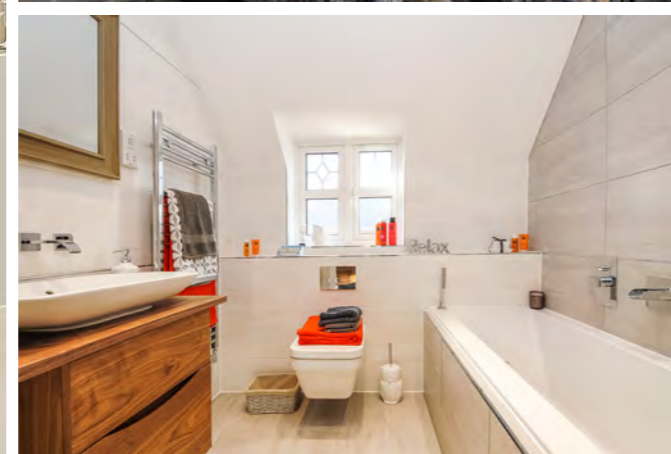
- Stylish Modern Mendes Walnut ISEO doors throughout
- Polished chrome Ironmongery

### FLOOR FINISHES

- Laminate wood effect flooring throughout the ground floor of the semi-detached units
- Tiled floor to all bathrooms and en-suites
- Carpet can be provided at an agreed extra over cost

### WARRANTY

- 10 year NHBC warranty







FIVENS  
PLACE



## MJH EXECUTIVE HOMES LTD. BUILDING HOMES FOR A BRIGHTER FUTURE

Over the last two decades, MJH Executive Homes has earned an outstanding reputation for the quality of design, build and finish of the new homes it creates.

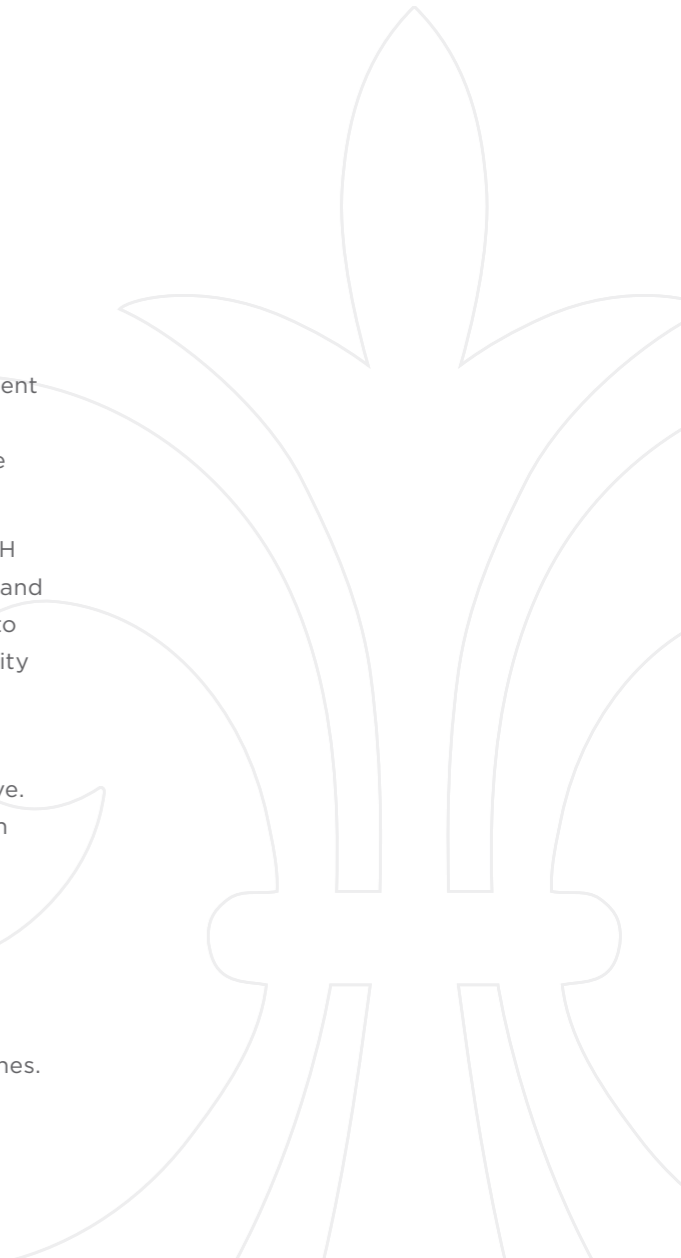
Based in West Sussex, MJH Executive Homes is a private development company rather than a volume house builder. Led by Managing Director, Mike Hartnett, the team is committed to creating exclusive developments and homes rather than just houses.

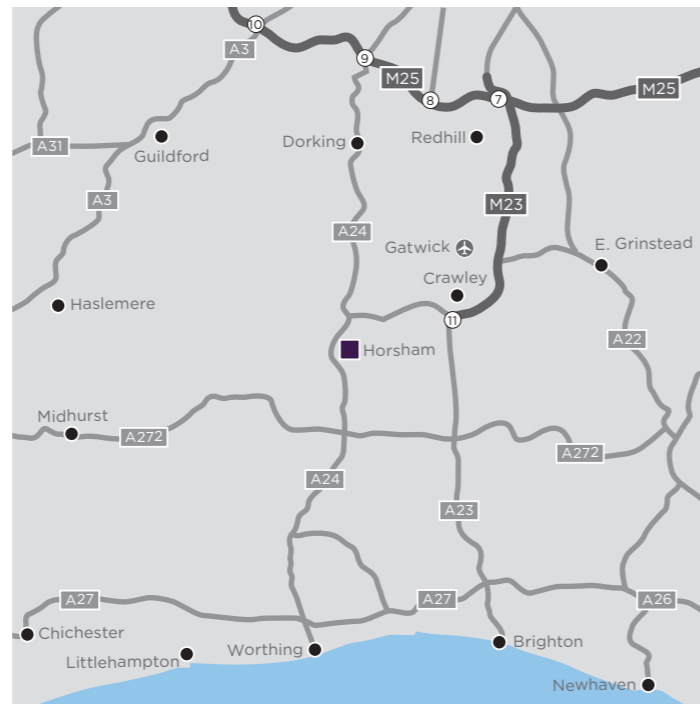
Mike Hartnett never loses sight of the fact that, when buying an MJH home, customers are making one of the most important emotional and financial investments they will ever make. Mike and his team strive to ensure that each and every home offers a combination of high quality and outstanding value for money right across the price spectrum.

The company is constantly seeking development opportunities in the best residential locations; places where people really want to live. Each development comprises a select number of new homes - each with an 'individual feel.'

The talented architectural team ensures that homes suit both the location and the lifestyle of those who will live there whilst the construction team ensures that each and every home is built and finished to the highest standards. Developments are attractively landscaped and a creative interior designer adds the finishing touches.

All this goes to ensure that a home built by MJH Executive Homes is a home to be proud of.





Fivens Place, North Heath Lane, Horsham, RH12 5AS

DEVELOPER



01903 871 710  
www.mjh-homes.co.uk

SELLING AGENTS



01403 282511  
www.henryadams.co.uk



01932 868002  
www.newhomeselect.co.uk

These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Floorplans and dimensions are subject to planning and for guidance only. Total Areas are provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and are subject to change. Floorplans are not to scale. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements, dimensions or products referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change.

