



Highwood House, Horsham, RH12 1DH



This luxury one double-bedroom apartment is situated on the ground floor of a prestigious development within Horsham's Highwood Estate. Entering through your private front door you are met with a convenient hallway, providing access to all rooms. The large open plan kitchen/living room measures an impressive 19'6 x 10'10. Naturally lit owing to the double aspect windows whilst enjoying a pleasant outlook front and back. Due to the size there is ample room for both living and dining furniture. The kitchen overlooks the rear courtyard and has extra illumination from inset ceiling lights. There is a large expanse of worktop with various drawers and cupboards below. The kitchen includes an integrated dishwasher, integrated fridge and washing machine. It also has a four-ring electric ceramic hob, electric fan oven and grill below and extractor hood above. There are a range of eye-level cupboards with concealed lighting. The double bedroom measuring, 11'8 x 9'1 comfortably takes a bed and also benefits from a large built in wardrobe. Being situated at the rear of the property the bedroom also enjoys a peaceful view over the courtyard. Completing the accommodation is the family bathroom which is fitted to the high quality of a Berkeley Built apartment and has a shower over bath arrangement.

The gardens and Highwood Estate landscaping in general are superbly maintained. There is a communal courtyard which is accessed via a secure gate to the left of the property. This property comes with an allocated parking space with further visitor parking available.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 125 years from 1 October 2014
 Service Charge: TBC per annum
 Service Charge Review Period: TBC
 Ground Rent: TBC per annum
 Ground Rent Review Period: TBC

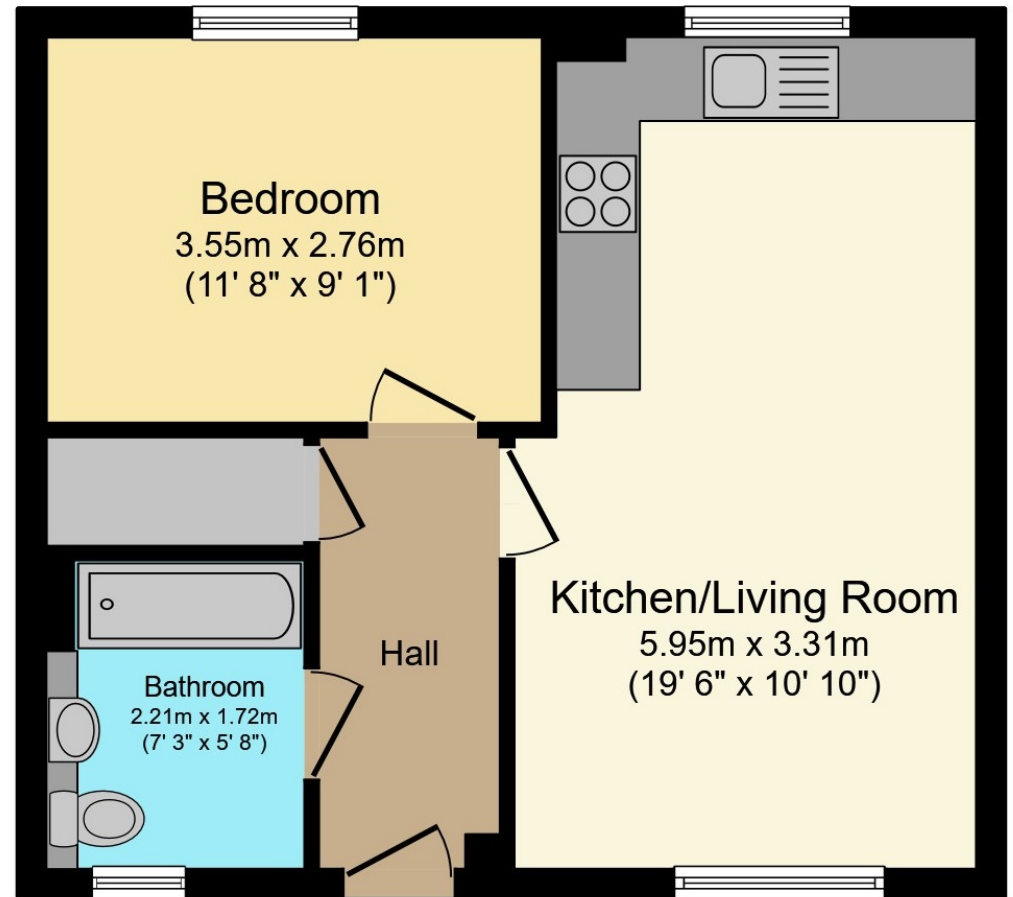
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

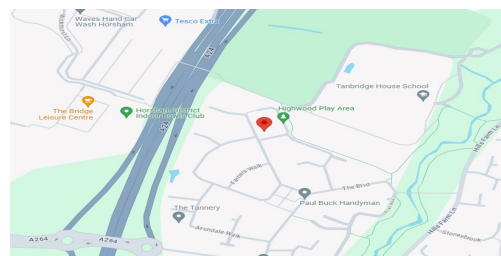
427 sq ft / 40 sq m

Viewing arrangements by appointment through :

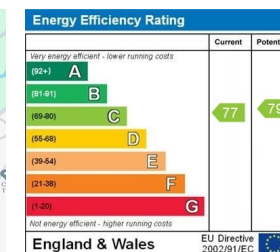
Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating



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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6 minute walk



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1.3 miles



Trains
Horsham
1.9 miles



Sport & Leisure
The Bridge
15 minute walk



Rental Income
£1,025 pcm
Rental Yield - 5%



Schools
Arunside Primary
Tanbridge House



Broadband
Up to 500 Mbps



Roads
M23
7.5 miles



Council Tax
Band B