



**The Mill
Horsham, RH12 1GR**

£270,000

**01403 272022
brocktaylor.co.uk**

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

The Mill, Horsham, RH12 1GR



LOCATION

This impressive double bedroom property is situated in Highwood, a Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour) making the location ideal for commuters. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network.

PROPERTY

Presenting a stunning, immaculate one-bedroom flat now available for sale. This property is a perfect embodiment of modern elegance and superb comfort. Upon entering the living room, you will be greeted by a large, open-plan living room and kitchen that is bathed in natural light from the balcony doors, These doors offer a delightful view of the property's communal garden, creating a serene and tranquil atmosphere. The property boasts a spacious double bedroom, thoughtfully designed with built-in wardrobes. The substantial window invites a flood of natural light, adding to the room's airy feel. The flat features a large bathroom equipped with a heated towel rail, presenting a perfect mix of functionality and style. The open-plan kitchen comes with modern appliances and a dining space, offering a perfect setting for both casual family meals and entertaining guests. The property's unique features include a garden and a balcony, providing outdoor spaces for relaxation or socialising. It is ideally suited for couples, offering sufficient space and a host of features for a comfortable living experience.

OUTSIDE

This stunning property boasts allocated parking situated just outside the front of the property. This attractive block also has striking water features to the front and is surrounded by well-kept gardens, however a particular feature is the private, lockable resident garden which residents have exclusive access to, along with a bike store. The property is surrounded by beautiful cycle/walking routes, taking you to quaint country pubs or only a 30 minute stroll into Horsham Town Centre.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 135 Years from 1 January 2018

Annual Service Charge: £1,560

Service Charge Review Period: tbc

Annual Ground Rent: £240

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.





Buses

6 minute walk



Shops

Tesco Extra
1.1 miles



Trains

Horsham – 2.6 miles
Littlehaven – 3.8 miles



Airport

Gatwick
14.8 miles



Roads

M23
8.7 miles



Sport & Leisure

The Bridge Leisure Centre
1.3 miles



Rental Income

£1,200 pcm
Rental Yield – 5.3%



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



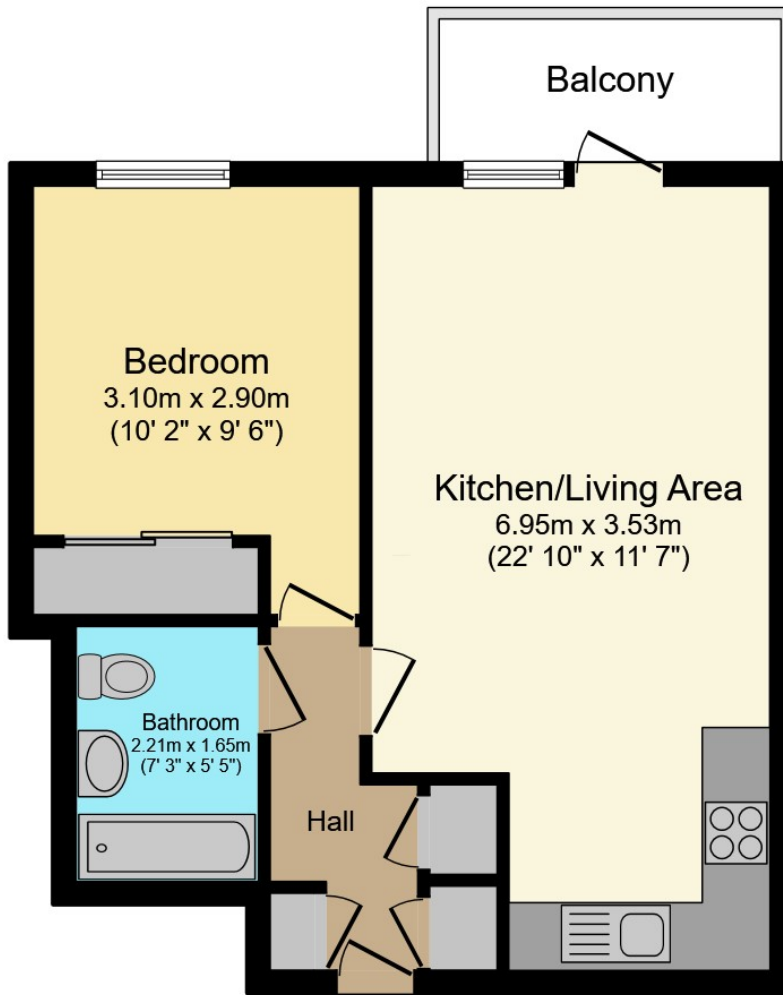
Fibre Broadband

Up to 910 Mbps

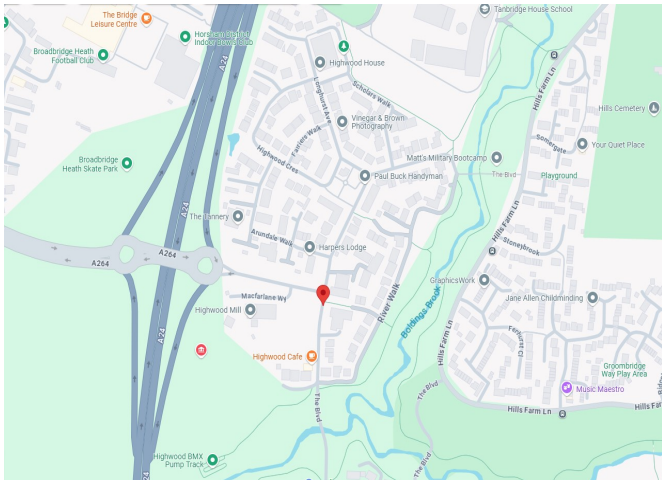


Council Tax

Band B



Map Location



Total Approximate Floor Area
461 sq ft / 42.8 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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