



25 Linden House, Chart Way  
 Horsham, West Sussex, RH12 1QB  
 Guide Price £395,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 25 Linden House, Chart Way, Horsham, West Sussex, RH12 1QB

Courtney Green are delighted to offer for sale this three double bedroom luxury apartment within the highly sought after modern development of Linden House, situated just off the historic Carfax and only a short walk from Horsham mainline station and Horsham Park with its Pavilions Leisure centre. This generous apartment is finished to a superb specification with underfloor heating throughout and had been kept immaculately by the current owner who has lived here since new. Located on the first floor the accommodation comprises a spacious entrance hall with storage/airing cupboard, a large dual aspect open plan kitchen/living room, three bright double bedrooms, an en-suite shower room to the principal bedroom and a generous luxury bathroom. Outside this converted development has neatly kept communal areas including the central atrium entrance foyer and outside landscaped seating areas. An additional benefit is allocated parking within the gated, secure underground parking area with lift accessing all floors.

The accommodation comprises:

Double doors with a video entry system opening, into an impressive **Communal Foyer** with individual letterboxes and further doors leading to the central atrium, lifts and stairs to all floors. The central atrium with glass vaulted ceiling and open walkways is a stunning centre piece for this converted building and gives the whole development a feel of luxury and grandeur.

Lift and stairs to the **First Floor** with private **Front Door** to

**Entrance Hall** A spacious entrance hall with wood flooring, airing/storage cupboard housing hot water cylinder and doors to all rooms.

**Open-Plan Kitchen** The kitchen comprises a range of eye and base level cabinets and drawers in white/grey finish with complementing worktop surfaces, touch control electric hob with stainless steel splashback, electric oven, stainless steel single drainer sink unit with chromium monobloc tap, integrated washer dryer, integrated fridge freezer, integrated slimline dishwasher, metro tiled splashbacks, wood flooring and downlighting.

**Living Area** Being positioned in one of the corners of the building, with four large windows across the external walls means this room is wonderfully bright throughout the day. Currently used as a dining/study space, but large enough to be used as a sitting room with downlighting, wood flooring, fitted blinds and TV/satellite point/media points.

**Bedroom 1** A large double bedroom with side aspect window, fitted blinds, TV/satellite point, telephone point and downlighting.

**En-suite Shower Room** A luxury shower suite comprising a walk in shower cubicle with glass pivot door, shower mixer, handheld shower attachment and rainfall shower attachment. Low level WC with concealed dual flush cistern, countertop wash hand basin with mixer tap, large recessed mirror, shaver point, heated towel rail, floor to ceiling tiling, floor tiling, downlighting and extractor fan.

**Bedroom 2** A further large double bedroom with side aspect window, fitted blinds, TV/satellite point and downlighting.

**Luxury Bathroom** A luxury bathroom suite comprising an enclosed panel bath with bath mixer, handheld shower attachment and rainfall shower head over, glass shower screen, low level WC with concealed dual flush cistern, countertop wash hand basin with mixer tap, large recessed mirror, shaver point, heated towel rail, floor to ceiling tiling, floor tiling, downlighting and extractor fan.

## OUTSIDE

The apartment offers two allocated secure underground parking spaces, accessed via automated security gates. The outside also has landscaped seating areas.

## TENURE

Leasehold - 119 Years remaining  
 Service Charge - £2699.00 per annum.  
 Ground Rent - £375.00 per annum.  
 Managing Agents: - D & G Block Management Ltd

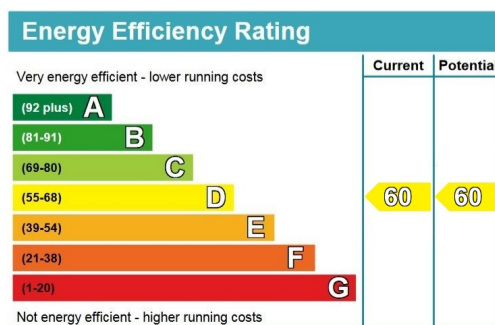
**Council Tax Band - D**

**Agent's 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.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area<sup>(1)</sup>  
 981.14 ft<sup>2</sup>  
 91.15 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.