



# 18 Linden House

Chart Way, Horsham, West Sussex, RH12 1QB  
Offers In Excess Of £250,000 Leasehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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

Courtney Green are delighted to offer for sale this 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 has been kept immaculately by the current owners. 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, a bright double bedroom and a "Jack & Jill" 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 a 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, 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. With downlighting, wood flooring, fitted blinds and TV/satellite point/media points.

## Bedroom 1

A large double bedroom with front aspect window, fitted blinds, fitted triple wardrobe, TV/satellite point, telephone point and downlighting.

## Jack & Jill Bathroom

A luxury bathroom suite comprising an enclosed panel bath with shower over, counter top wash hand basin with mixer tap, low level w.c with concealed dual flush cistern, towel radiator, inset full height mirror, shaver point, floor to ceiling tiling, obscured front aspect window, downlighting and extractor fan.

## OUTSIDE

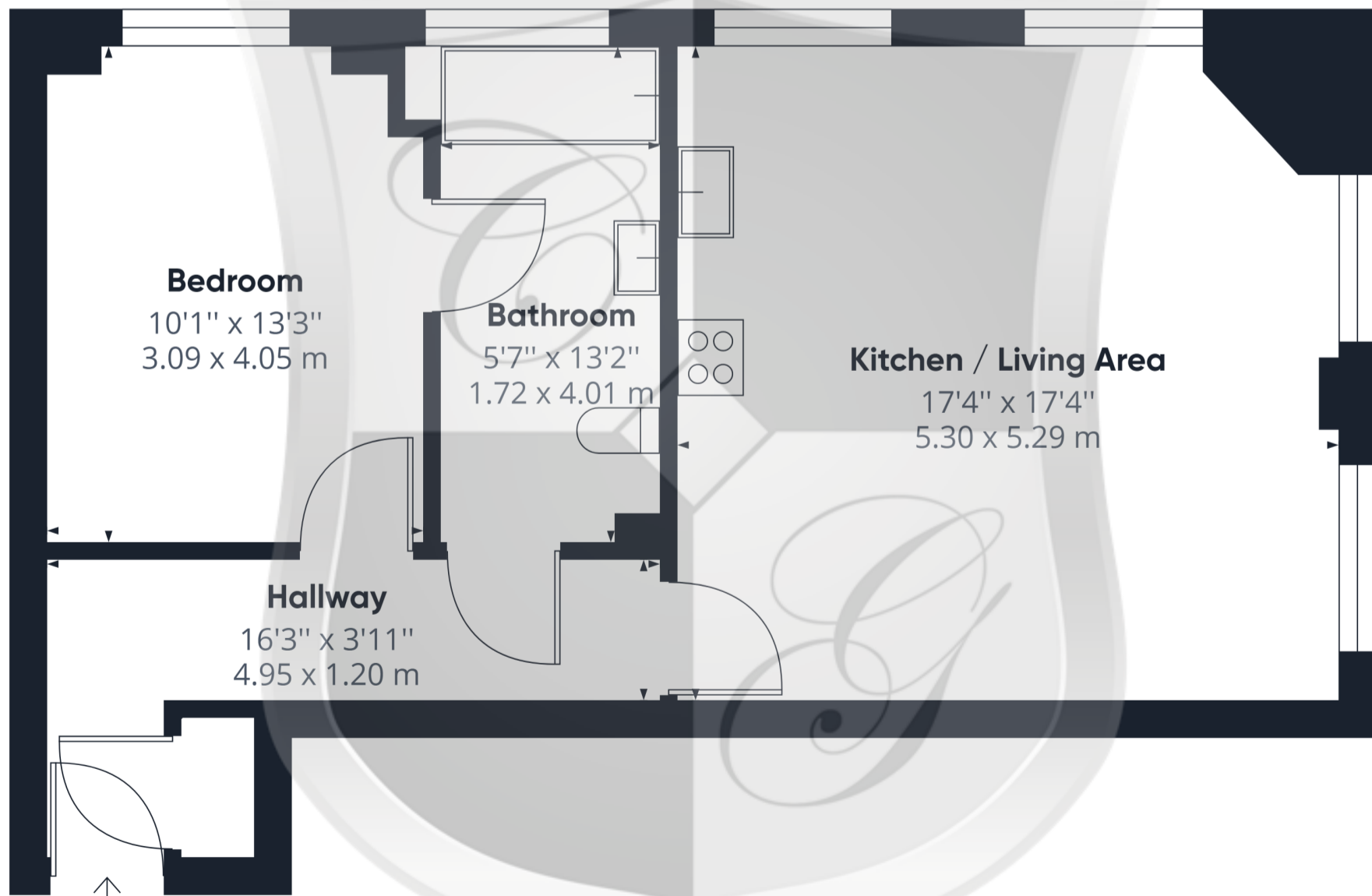
The apartment offers one allocated parking space which is located in the secure underground parking area where there is also a bin and bicycle store.

## TENURE

Leasehold - 117 Year remaining on lease  
Service Charge - £1904.28 for the current year  
Ground Rent - £300pa

Council Tax Band— B

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



**Approximate total area<sup>(1)</sup>**  
596.35 ft<sup>2</sup>  
55.40 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

(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.

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