



98 Highwood Mill
 The Boulevard, Horsham, West Sussex RH12 1GG
 Price £320,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

98 Highwood Mill, The Boulevard, Horsham, West Sussex RH12 1GG

Courtney Green are delighted to offer this two-bedroomed luxury apartment for sale, located within a stylish modern development on Horsham's prestigious Highwood Estate, specifically designed for those aged 55 and over. With lift access to the third-floor level, the apartment comprises a principal bedroom with an en-suite Jack and Jill Wet room, and a second bedroom with built-in wardrobes. The lounge/dining room is light and airy and opens up to a well-fitted kitchen with built-in appliances. Off the lounge is an open balcony where you can sit and watch the world go by. The facilities at Highwood Mill allow residents to live in their own apartments within the friendly community and have the reassurance that care and support are there if and when it is required. There is an on-site restaurant, a hair and beauty salon and lovely landscaped gardens. A full-activity programme provides a sociable and vibrant environment in which to live. Furthermore, as there is a professional care team on site 24 hours a day, seven days a week, Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting.

The accommodation is as follows:

Private **Front Door** to

Communal Entrance

With lift (No 1) and stairs to

Third Floor Level

With a private Front Door to

Entrance Hall

Double-width cupboard housing Meibes boiler, radiator, and cloaks cupboard

Lounge/Dining Room

With television/satellite point, radiator. Double-glazed front aspect, door to

Open Balcony

Enjoying an outlook overlooking The Mill to the east and surrounding areas.

Kitchen Area

Fitted with a modern range of base and wall-mounted cupboards and drawers in a modern grey finish with complementing worktop surfaces incorporating a Zanussi eye level oven with filter/hood over and Zanussi oven under, integrated fridge/freezer and washer/dryer, single drainer 1½ bowl stainless steel sink with monobloc tap, slimline dishwasher, pelmet downlighting, tiled flooring.

Bedroom 1

Double glazed rear aspect, radiator, telephone point, double wardrobe cupboard

Bedroom 2

With double-glazed rear aspect, built in double and single wardrobe cupboards, radiator, and television aerial point.

'Jack & Jill' Shower Room

With low-level w.c., wall-mounted wash hand basin with chromium mixer tap, illuminated mirror, shower area, chromium mixer tap and shower attachment, radiator, and tiled walls.

OUTSIDE

Communal gardens and parking

TENURE

Leasehold - 125 years from 01/01/2017

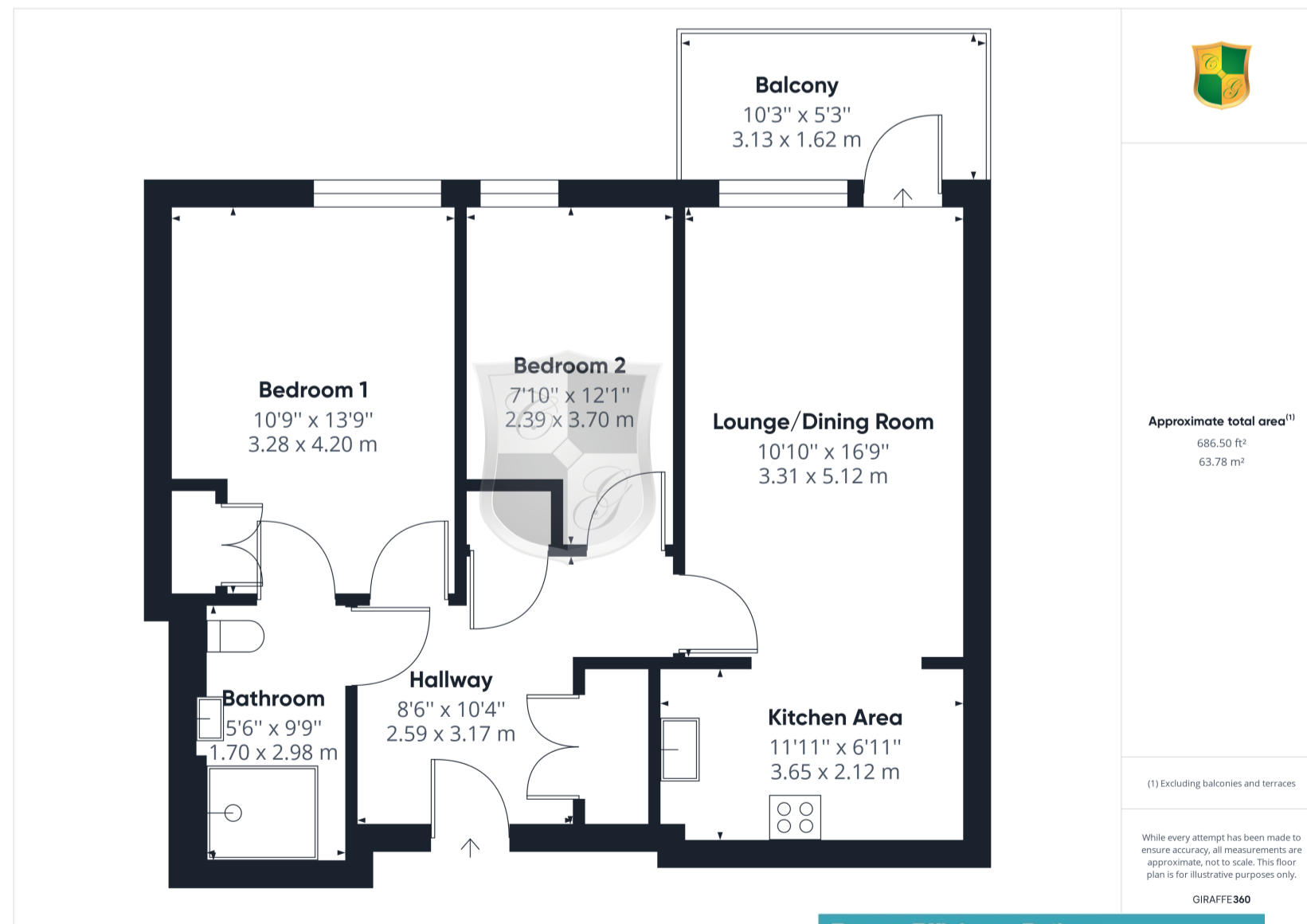
Managing Agents - Saxon Weald 01403 226196

Service Charge – Currently £628.42 pcm from 01/04/2024 (including Ground Rent)

Council Tax Band— C

Ref: 23/5458/31/08

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⁽¹⁾
686.50 ft²
63.78 m²

(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.

GIRAFFE360

Energy Efficiency Rating

