



11 The Paperyard West
 Horsham, West Sussex, RH12 1AH
 Guide Price £395,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this most desirable, two double bedroom executive apartment, set within the highly acclaimed "The Paperyard" development. Completed by Berkeley Homes in 2021, The Paperyard is positioned in a prominent central location, with easy access to the vibrant market town of Horsham, offering a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and café's, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which is just 10 minutes' walk away and affords direct routes to London and the coast, Gatwick airport is only a 20 minutes drive and for lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside. The accommodation in brief comprises an entrance hall with large utility cupboard, an open plan kitchen/living room with door to a private balcony, the principal bedroom suite with dressing area and ensuite shower room, a second large double bedroom and a family bathroom. Outside there is allocated parking, a bin store, a secure bicycle store and a superb rooftop communal garden. Viewings are highly recommended to appreciate this properties finer details.

The accommodation comprises:

A secure communal **Front Door** opens to the **Entrance Lobby** with stairs and a lift rising to the Third Floor.

Entrance Hall A large 'L' shaped entrance hall with luxury wooden laminate flooring, downlighting, electric panel radiator and a large utility/storage cupboard housing hot water tank and space for washing machine.

Open Plan Kitchen/Living Room A wonderful open plan living space with a continuation of luxury wooden laminate flooring and door to the private balcony with far reaching views over Horsham town and to Denne Hill in the distance. The high specification kitchen comprises a range of eye and base level cabinets and drawers finished in a soft sage green with complementing quartz worktops, tiled splashbacks, display cabinets, inset sink with mixer tap, integrated Siemens electric oven/microwave with induction hob and hidden extractor filter hood over, integrated fridge/freezer, integrated dishwasher, under pelmet lighting, USB charging points, downlighting, extractor fan and electric panel radiator. There is plenty of space for a large dining room table and a defined seating area, where there are full height front aspect windows, access door to the balcony and media point with CAT 6 network points and Sky Q capacity.

Principal Bedroom A large double bedroom with full height front aspect window, electric panel radiator, dressing area with large fitted wardrobes and downlighting. Door to the en-suite shower room.

Luxury Ensuite Shower Room A contemporary styled suite incorporating an oversized walk-in shower with glass screen, rainfall shower head, handheld shower attachment and tiled niche, quartz topped vanity unit, countertop wash hand basin with mixer tap above and display shelf below, low level w.c with concealed dual flush cistern, bespoke bathroom cabinet with motion activated light, inset mirror and shaver point. Tiled flooring with upstands, downlighting, extractor fan and heated towel radiator.

Bedroom 2 A further large double bedroom with full height front aspect window and electric panel radiator.

Luxury Bathroom A matching bathroom suite incorporating a tile enclosed deep soak bath with concealed bath mixer, glass pivot screen, shower head over bath and tiled niche, quartz topped vanity unit, countertop wash hand basin with mixer tap above and display shelf below, low level w.c with concealed dual flush cistern, bathroom cabinet, inset mirror and shaver point. Tiled flooring with upstands, downlighting, extractor fan and heated towel radiator.

OUTSIDE

Uniquely for this type of development, The Paperyard has a glorious, communal roof top garden which has been expertly landscaped with raised box planting, feature lighting and seating. On the ground floor there are secure communal bicycle and bin stores and there is an allocated parking space in the lit parking area.

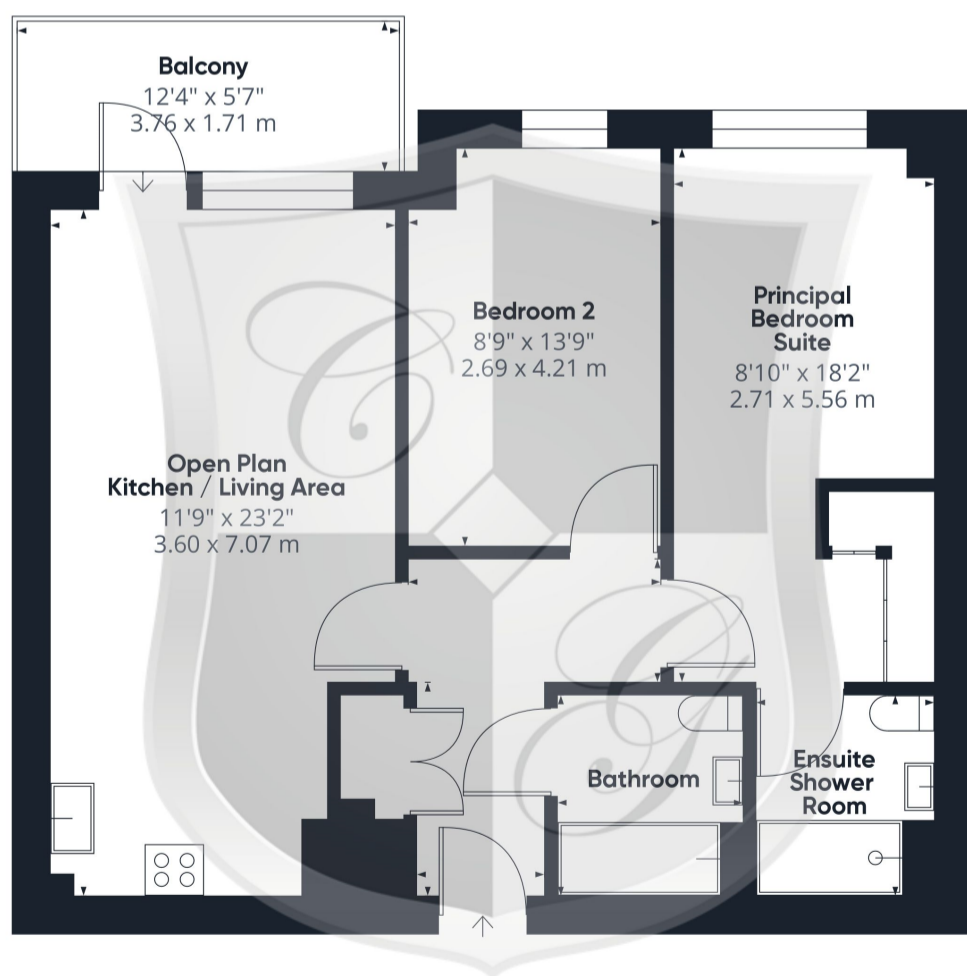
Additional Information

Lease Length - 242 Years remaining
 Service Charge - £2339.58 per year
 Ground Rent - £300 per year

Council Tax Band— D

Ref: 24/5576/19/03

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 area¹⁾
 713.6 ft²
 66.3 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
49-54	E
39-48	F
2-38	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.

GIRAFFE 360

