



45 Highwood Mill  
 Horsham, West Sussex, RH12 1GF  
 Guide Price £225,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# 45 Highwood Mill, Horsham, West Sussex, RH12 1GF

Courtney Green are delighted to be offering for sale this superb one double-bedroom luxury third-floor apartment located in this stylish development on Horsham's prestigious Highwood Estate, specifically designed for those aged 55 and over. With lift access to the third floor, this stand-alone apartment comprises a spacious living/dining room with its own west-facing enclosed balcony overlooking the delightful communal grounds below, a spacious kitchen with built-in appliances, a double bedroom and a Jack and Jill shower room. The facilities at Highwood Mill allow residents to live in their own apartments in a friendly community with the reassurance that care and support are there when required. There is an onsite restaurant, hair and beauty salon, lovely landscaped communal gardens and a full activity programme which provides a social and vibrant environment in which to live. Furthermore, as there is a professional care team on site 24 hours a day 7 days a week, Highwood Mill is the ideal solution for those looking for a safe and comfortable home in an attractive and accessible setting.

The accommodation with approximate room sizes is as follows:

Private **Front Door** to

### Entrance Hall

Radiator, boiler cupboard.

### Living/Dining Room

Double-glazed rear aspect and double-glazed door to the balcony, radiator, TV/FM/DAB console, storage cupboard. Opening to

### Kitchen

Fitted with a range of base and wall-mounted cupboards and drawers in a light grey finish with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Zanussi electric hob with a glass splashback, a concealed filter over, eye level Zanussi electric oven, integrated slimline dishwasher and washing machine, integrated fridge/freezer, ceramic tiled flooring, pelmet lighting.

### Double Bedroom

Twin double-glazed rear aspect, radiator, wardrobe cupboard.

### Jack and Jill Shower Room

Double glazed side aspect, wall mounted wash hand basin with chromium mixer tap, low-level WC, shower area with chromium thermostatic shower control, wall bracket and hand shower, shower curtain and curtain rail, localised tiling, touch control illuminated mirror.

**Covered Balcony** – Westerly facing and overlooking the established communal garden below.

### TENURE

Leasehold - 125 years Lease from 1st January 2017  
 Service Charge - £607.10 monthly from 1st April 2024 (including Ground Rent)  
 Ground Rent - £250  
 Managing Agents: Saxon Weald - Tel: 01403 226196

### Council Tax Band B

**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.

