



26 Highwood Mill,  
 The Boulevard, Horsham, West Sussex, RH12 1GF  
 Guide Price £320,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent



# 26 Highwood Mill, The Boulevard, Horsham, West Sussex RH12 1GF

Courtney Green are delighted to be offering for sale this two bedroom luxury apartment, with its own covered balcony overlooking delightful communal gardens, and located in this stylish development on Horsham's prestigious Highwood Estate, specifically designed for those aged 55 years and over. The facilities at Highwood Mill allow residents to live in their own apartment within the friendly community and having the reassurance that care and support is available, if and when it is required. Facilities include an on-site restaurant, hair and beauty salon, lovely landscaped gardens and activity programmes which provides a sociable and vibrant environment in which to live. A professional care team is on site twenty-four hours a day, seven days a week and Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting.

The accommodation with approximate room sizes comprises:

## Communal Entrance

With lift and stairs to the

## First Floor Level

With private Front Door to

## Entrance Hall

Radiator, shelved cupboard and double width cupboard housing Meibes gas fired boiler.

## Open Plan Living Room/Kitchen

With twin double glazed rear aspect overlooking the communal gardens with a door to a covered balcony and having a Juliet balcony to the side. Radiator, t.v./f.m.satellite aerial points. The Kitchen Area is fitted with a range of base and wall mounted cupboards and drawers in an ivory coloured finish with complementing worktop surfaces and matching upstands and incorporating a 1½ bowl single drainer stainless steel sink with chromium monobloc tap, Zanussi appliances including electric hob with glass splashback, filter-hood over, electric fan oven, integrated fridge/freezer and slim-line dishwasher, washing machine, pelmet lighting, ceramic tiled flooring and down lighting.

## Bedroom 1

With double glazed double aspect to the front and side, radiator, double width wardrobe cupboard, t.v. aerial point, phone point.

## Jack & Jill Wet Room

With Twyford low level W.C., wall mounted wash hand basin with chromium mixer tap, mirror with touch control vanity light, walk-in shower area with chromium wall mounted thermostatic shower control having wall bracket and hand shower, wall mounted drop down seat, radiator, localised tiling.

## Bedroom 2

With double glazed rear aspect, radiator, telephone point., tv point.

## OUTSIDE

Surrounding the property are delightful communal grounds with areas of decking, pathways and feature pond.

## TENURE

Leasehold - 125 years from 1st January 2017.

Managing Agents - Saxon Weald Tel: 01403 226196

Ground Rent - £300 per annum (included in the Service Charge)

Service Charge - £7,551.18 per annum for 2024/25

## 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.

Ref: 24/5641/10/07

## Council Tax Band—C

### 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.

