



**Arundale Walk
Horsham, RH12 1UP**

£320,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Arundale Walk, Horsham, RH12 1UP



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LOCATION

This impressive property is situated in Highwood, a new Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis At Home Store and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour) making the location ideal for families and commuters. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network. The property is also conveniently located a short walk away from the highly regarded Tanbridge House secondary school.

PROPERTY

From the beautifully decorated Communal Hall, located on the ground floor the property is accessed via a door leading to the private lobby area. A Hall, with a single cupboard housing the boiler and a double utility cupboard, has doors opening to all rooms, including the impressive, double aspect Kitchen/Living Area. Three windows and double doors out to a small patio flood this generous room with natural light, where you will find plenty of space for sofas and a dining table, which makes it ideal for entertaining. The stylish Kitchen is fitted with a modern range of floor and wall mounted units and boasts a selection of integrated appliances. There is a luxurious Family Bathroom and two superb double Bedrooms, with the Main Bedroom boasting large built in

wardrobes and an En Suite Shower Room. This particular property was the original show flat for the Berkely Development and offers a range of show home decor.

OUTSIDE

This stylish home is situated on a modern development and is surrounded by well kept communal gardens. This property comes with an allocated parking space, located outside the apartment, and there is plenty of additional visitor spaces too. This particular property has a small patio situated outside the double doors from the living area, this space is perfect for potting plants.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years From 1 January 2016

Service Charge: Approx £1,560 per annum

Ground Rent: Approx £450 per annum

AGENTS 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.





Buses

6 minute walk



Shops

Tesco Extra
1 mile



Trains

Horsham – 1.9 miles
Christ's Hospital – 2.8 miles



Airport

Gatwick
15.6 miles



Roads

M23
8.8 miles



Sport & Leisure

The Bridge Leisure Centre
1 miles



Rental Income

£tbc



Schools

Arunside Primary
Tanbridge House



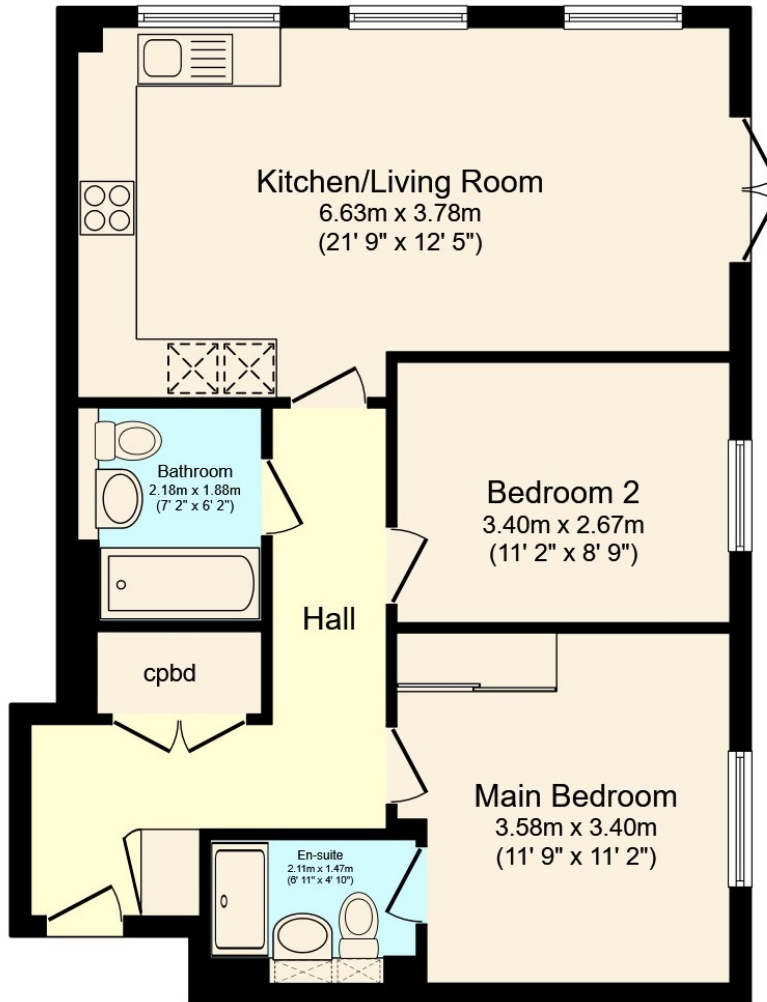
Broadband

Up to 500 Mbps

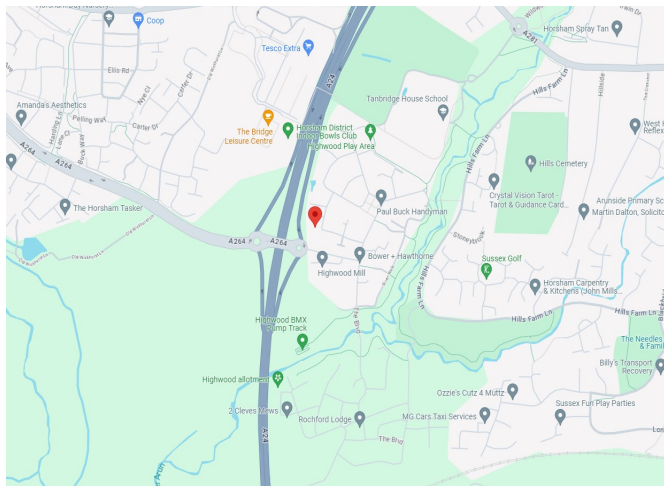


Council Tax

Band B



Map Location



Total Approximate Floor Area
700 sq ft / 65 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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