



39 Highwood Mill
 The Boulevard, Horsham, West Sussex, RH12 1GF
 Guide Price £255,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

39 Highwood Mill, The Boulevard, Horsham, West Sussex, RH12 1GF

Courtney Green are delighted to be offering for sale this superb double-bedroom luxury second-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 second floor, this stand-alone apartment comprises a spacious living/dining room with its own south-facing private 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 13'8 x 13'2

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

Opening to Kitchen 9'7 x 9'2

Fitted with a range of base and wall-mounted cupboards and drawers in cream finish with complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, Zanussi electric hob with 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 14'8 x 11'9

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, and curtain rail, localised tiling, touch control illuminated mirror.

TENURE

Leasehold - 125 years from 01/01/2017

Managing Agents - Saxon Weald

Service Charge - £7316.65 per annum for 2024/2025

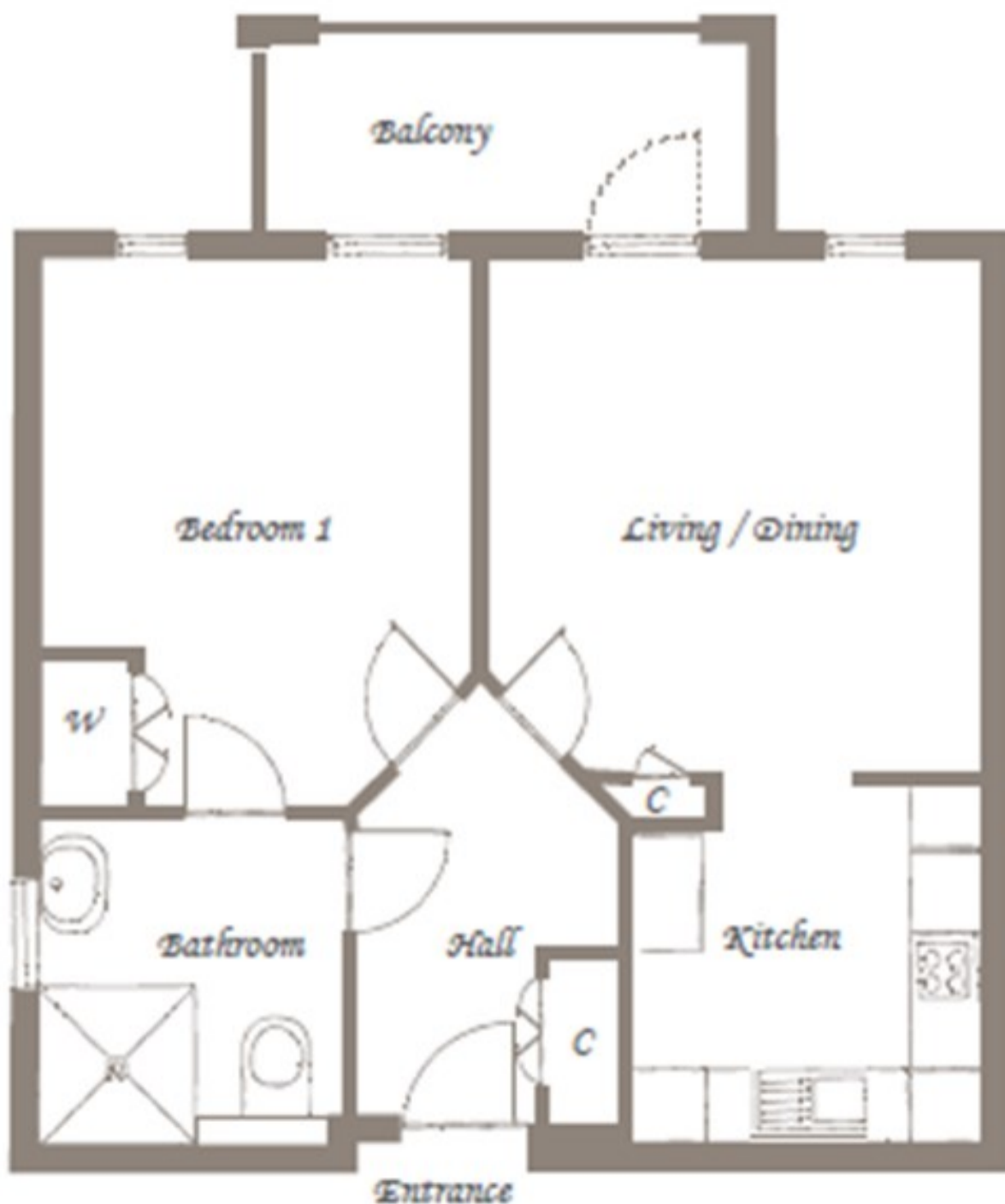
Council Tax Band B

Agent's Notes:

1. Further information regarding Highwood Mill can be found at www.highwoodmill.co.uk
2. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			