



50 The Paperyard East
 Worthing Road, Horsham, West Sussex, RH12 1HP
 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 2022, 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 5 minutes' walk away and affords direct routes to London and the coast. Gatwick airport is only a 20 minute drive, plus the main bus station is moments away with buses to Gatwick, Guildford & Brighton. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fuelled mountain bike trails all within easy reach. The accommodation in brief comprises an entrance hall with two large utility cupboards, an open plan kitchen/living room with door to the private balcony which enjoys panoramic westerly views, the principal bedroom suite includes a dressing area and ensuite shower room, there is 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.

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

Entrance Hall A large entrance hall with luxury vinyl tile flooring, downlighting, electric panel radiator and two large utility/storage cupboards, one housing hotwater tank and space for washing machine.

Open Plan Kitchen/Living Room A wonderful open plan living space with a continuation of luxury vinyl tile flooring and which is flooded with light thanks to the dual aspect, westerly facing windows and with direct access to the private balcony. The high specification kitchen comprises a range of eye and base level cabinets and drawers 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, and media point with CAT 6 network points and Sky Q capacity.

Principal Bedroom A large double bedroom with full height window, electric panel radiator, dressing area with large fitted wardrobes and downlighting. Door to the ensuite 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, 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 window, plantation shutters and electric panel radiator.

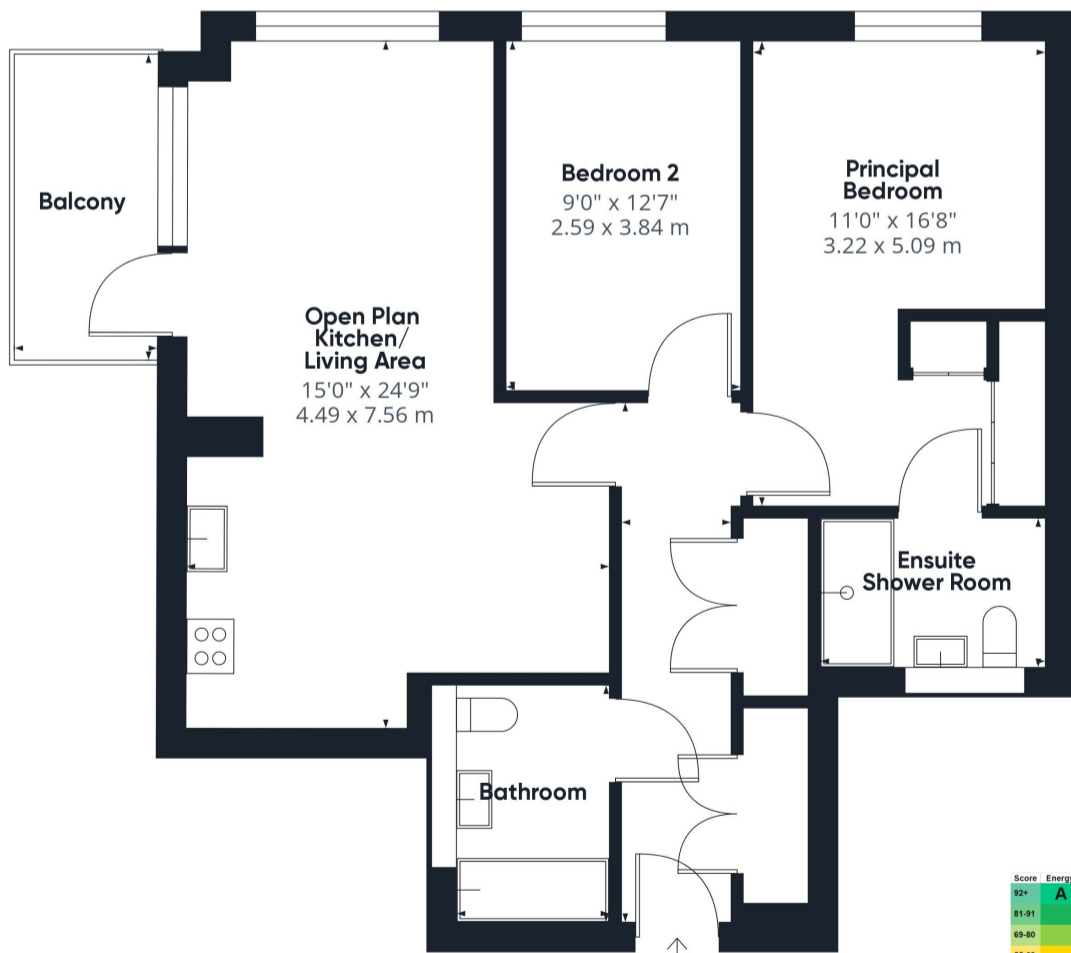
Luxury Bathroom A matching bathroom suite incorporating a tile enclosed deep soak bath with concealed bath mixer, glass pivot screen, shower head over bath and tiled niche, quartz topped vanity unit, countertop wash hand basin with mixer tap above and display shelf below, low level w.c with concealed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

OUTSIDE On the second floor of The Paperyard is 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 a partially covered allocated parking space in the lit parking area.

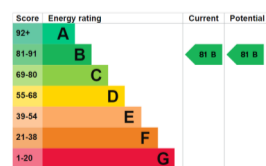
Additional Information

Lease Length	- 244 Years remaining
Service Charge	- £3103.44 per annum
Ground Rent	- £300.00 per annum
Council Tax Band	- B

Referral Fees: Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.



Approximate total area[®]
812.68 ft²
75.5 m²



(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.

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