



19 The Paperyard West

Albion Way, Horsham, West Sussex, RH13 1AH

Guide Price £325,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this highly individual and most desirable, 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 a large utility cupboard, an open plan kitchen/living room with door to the private roof terrace, with far reaching views, and door to an additional balcony overlooking the communal roof garden. The bedroom suite includes a dressing area and luxury Jack-and-Jill 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 a large utility/storage cupboard housing hot water tank and space for washing machine.

Open Plan Kitchen/Living Room A wonderful open plan, dual aspect living space with far reaching, panoramic views of Horsham and the countryside beyond. There is a continuation of luxury vinyl tile flooring and doors to the private roof terrace and 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. Being such a sizeable room, there is plenty of space for a large dining room table and a defined seating area, with media point with CAT 6 network points and Sky Q capacity.

Bedroom A large bedroom suite with three full height rear aspect windows, electric panel radiator, dressing area with large fitted wardrobes and downlighting. Door to the Jack & Jill Bathroom.

Luxury Bathroom A matching bathroom suite with Jack & Jill doors, 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, bespoke bathroom cabinet with motion activated light, inset mirror and shaver point. Tiled flooring with upstands, downlighting, extractor fan and heated towel radiator.

OUTSIDE One of the key stand out features of this unique apartment is the private roof terrace which enjoys afar reaching, panoramic views of Horsham and the countryside beyond. 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 - 241 years remaining
Service Charge - £2,517.75 per annum
Ground Rent - £205 per annum

Council Tax Band— D

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.

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