



## 12 Highwood House

Longhurst Avenue, Horsham, West Sussex, RH12 1DH

Guide Price £230,000 Leasehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent



# 12 Highwood House, Longhurst Avenue, Horsham, West Sussex RH12 1DH

Courtney Green are delighted to be offering for sale this very well appointed ground floor apartment, situated on the highly acclaimed Highwood development, designed and built by Berkeley Homes. With a high specification and attention to detail, the property features a dual aspect open planned kitchen/living room, a double bedroom, a luxury bathroom and large storage cupboard. The property is one of only a few to have its own, direct access front door, opposed to be accessed via a communal entrance. Outside there is a gated communal courtyard garden and there is one allocated parking space nearby, a bike store and a secure locker cupboard. The concept of the Highwood development is that of a classic English village culture where the traditionally styled homes, attractive street scenes, village pond and central square, create a real sense of community, yet in a location which is close to Horsham town centre, with its comprehensive range of shopping sporting and leisure facilities and transport links to London, Gatwick Airport and the coast.

The accommodation comprises:

Private **Front Door** opening to the

### Entrance Hall

With fitted entrance matt, radiator, large airing cupboard housing gas fired boiler, downlighting.

### Open Plan Kitchen/Living Room

A bright double aspect room with windows to the front and rear, and Amtico flooring throughout. The living room Area has a large front aspect window, radiator and media point. The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops over, stainless steel inset sink with mixer tap over and view into courtyard garden, integrated dishwasher, integrated electric oven with four burner hob over and hidden extractor over, space and plumbing for washing machine, downlighting, and under cabinet lighting.

### Bedroom

Double glazed rear aspect window, double fitted wardrobe, radiator.

### Bathroom

With tiled panel bath, thermostatic mixer controls, with wall bracket and hand shower, wall mounted wash hand basin with mixer tap, low level WC with Geberit chromium dual flush, vanity shelf with inset mirror and shaver point, downlighting, towel radiator, tiled walls and flooring.

### OUTSIDE

Within Highwood House there is a covered bin store area and gated access leads into a communal quadrangle landscaped garden, a bike store and locker.

### Parking

There is one allocated parking space nearby and a number of visitors spaces.

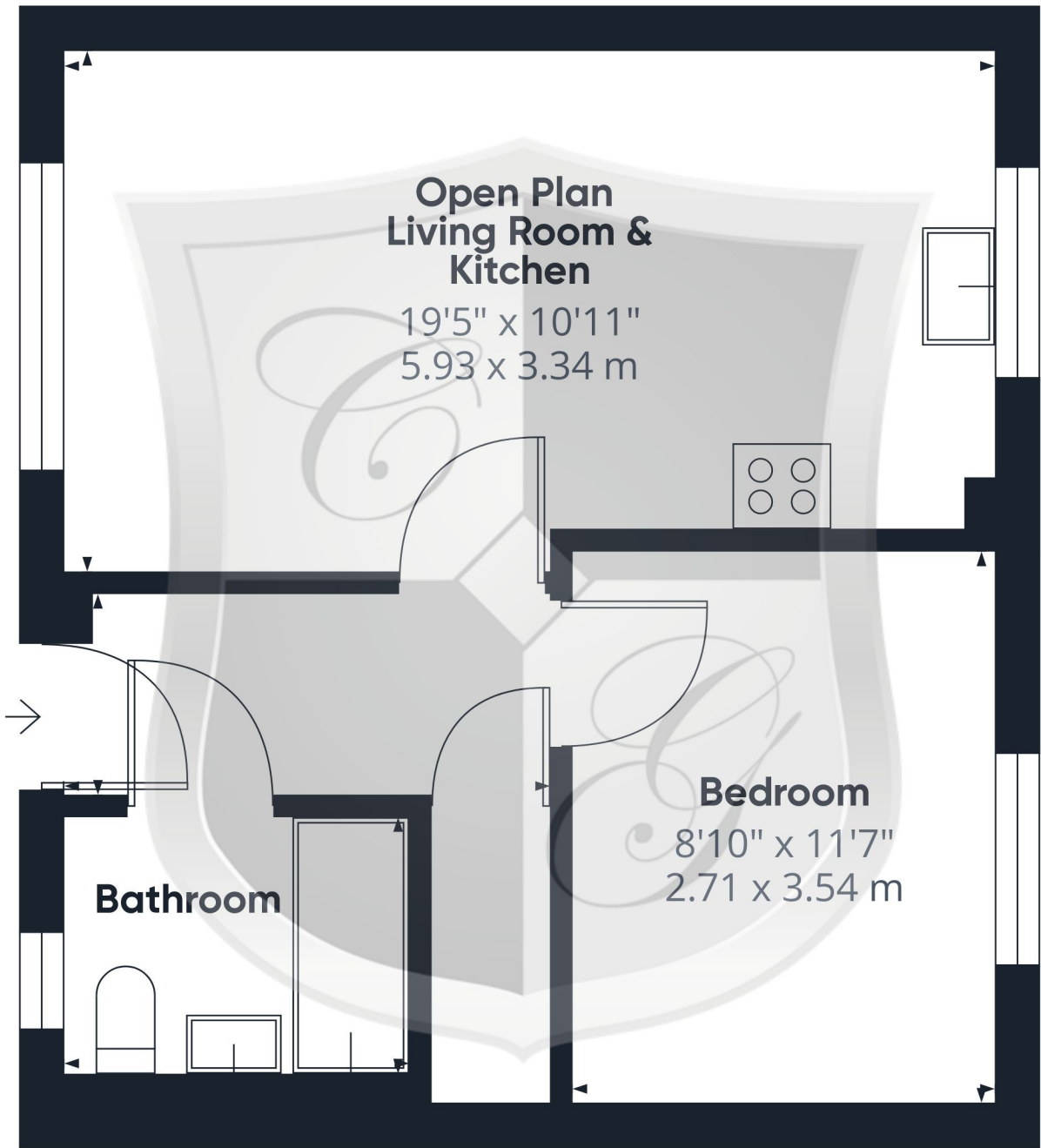
### TENURE

Leasehold - lease length 125 years from 2014 (115 years remaining)  
Service Charge - £914.08 per annum  
Estate charge for Highwood (Horsham) Management Company – £119.90  
Berkeley Homes Ground Rent - £250 per annum  
Management Company - COURTNEY GREEN MANAGEMENT 01403 246170 - option 3

Ref: 24/5598/23/04rev25/08/01

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative before 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.



Approximate total area<sup>(1)</sup>  
431.55 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

(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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