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48 Century House, 100 Station Road, Horsham, West Sussex, RH13 5UZ

Courtney Green are delighted to bring to the market this high specification, **Open Plan Living Room/Kitchen** A wonderfully bright and open space executive penthouse apartment, situated just a few minutes walk from Horsham benefiting from dual aspect windows, along with sliding doors to the roof terrace. train station, park, and town centre. Built in 2022 to exacting standards by The high specification kitchen comprises a range of eye and base level cabinets and renowned housebuilders Ashgrove, Century House is a showcase development of drawers with contrasting worktops over, tiled splashback, integrated fridge freezer, 49 luxury apartments, arranged over five floors. There are just four exclusive integrated oven, integrated four burner hob with hidden extractor over, integrated penthouse apartments, with apartment 48 being the crown jewel, benefiting from dishwasher, integrated washer/dryer, stainless steel one and a half bowl sink and an exceptionally large wrap around roof terrace of circa 530sq.ft., with access off of drainer with mixer tap, downlighting, media points, high-level television point for each room and commanding views over Horsham, and the surrounding wall mounted television, and underfloor heating control. countryside. Fit and finish throughout is of the finest quality, with a contemporary **Principal Bedroom Suite** A large principal bedroom with triple fitted wardrobes designer kitchen, luxury bath/shower suites and high quality flooring. The and door opening onto the roof terrace, door to ensuite shower room, underfloor apartment is pre-wired for fibre optic broadband, BT/Sky TV with communal heating control, high-level television for wall mounted television. satellite dish, and TV aerial system, whilst heating is provided by an underfloor wardrobes, and a luxury bathroom suite. Outside there is one allocated parking towel rail, downlighting, extractor fan. space which has access to a shared EV charger, a refuse store, and a secure cycle store.

LOCATION: The vibrant market town of Horsham, offers a unique blend of historic charm and modern amenities. The bustling high street is home to a Luxury Bathroom Suite Comprising an enclosed panel bath with concealed fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad bath mixer, handheld shower attachment, rainfall showerhead over bath, glass range of restaurants and café's, and those with a creative persuasion will delight in pivot shower screen, low level WC with vanity wash hand basin, mixer tap and the plethora of arts and cultural events that take place each year. The property storage beneath, mirrored bathroom cabinet, tiled flooring, heated towel rail, really is a commuters dream, being in such close proximity to the train station, with downlighting, extractor fan. direct routes to London in under an hour, and to the coast, whilst Gatwick airport is only a 20 minute drive away. For lovers of the great outdoors, Horsham is Additional Information surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fuelled mountain bike trails all Lease Length - 996 Years remaining within easy reach.

Communal Entrance Area with post boxes and two lifts rising to the fifth floor. Personal Front Door opening to the entrance hall.

Entrance Hall A large and welcoming entrance hall with underfloor heating Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative control, telephone entry system, airing cupboard housing pressurised hot water tank with shelf above, further storage cupboard housing electricity fuse board, internet points, and ventilation system.

heating system throughout the property. In brief the accommodation comprises a Luxury Ensuite Shower Room Comprising an oversized walk-in shower with large and welcoming entrance hall, an open plan living room with a high concealed shower mixer, handheld shower attachment and rainfall showerhead, specification kitchen, a large principal bedroom suite with fitted wardrobes, a low-level WC and vanity wash hand basin with mixer tap over and storage beneath, luxury ensuite shower room, a second large double bedroom again with fitted mirrored bathroom cabinet, tiled flooring, window overlooking roof terrace, heated

> **Bedroom 2** A further large double bedroom with double fitted wardrobe and door opening to the roof terrace, underfloor heating control.

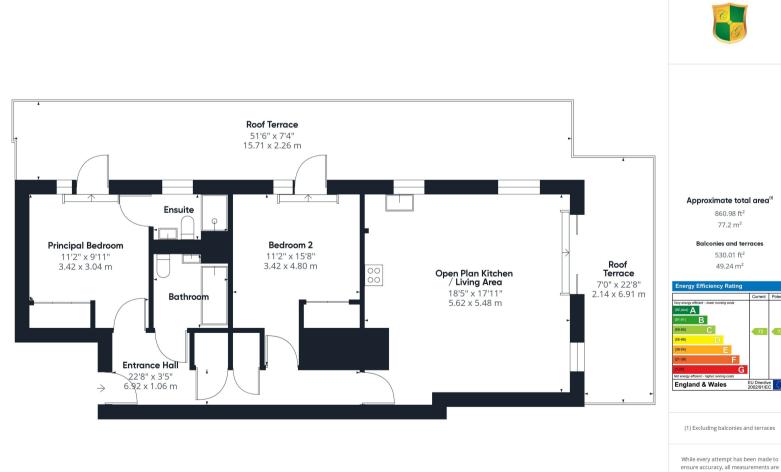
Service Charge - £1,835 for the current year Ground Rent - £0

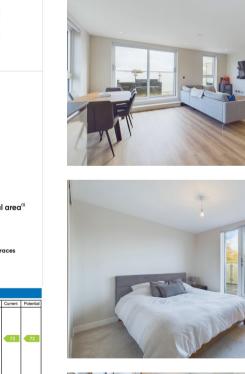
Council Tax Band - D

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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plan is for illustrative purposes only Calculations are based on RICS IPMS 30 GIRAFFE360

