



48 Century House
100 Station Road, Horsham, West Sussex, RH13 5UZ
Offers Over £450,000 Leasehold



COURTNEY
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Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this high specification, executive penthouse apartment, situated just a few minutes walk from Horsham train station, park, and town centre. Built in 2022 to exacting standards by renowned housebuilders Ashgrove, Century House is a showcase development of 49 luxury apartments, arranged over five floors. There are just four exclusive penthouse apartments, with apartment 48 being the crown jewel, benefiting from an exceptionally large wrap around roof terrace of circa 530sq.ft., with access off of each room and commanding views over Horsham, and the surrounding countryside. Fit and finish throughout is of the finest quality, with a contemporary designer kitchen, luxury bath/shower suites and high quality flooring. The apartment is pre-wired for fibre optic broadband, BT/Sky TV with communal satellite dish, and TV aerial system, whilst heating is provided by an underfloor heating system throughout the property. In brief the accommodation comprises a large and welcoming entrance hall, an open plan living room with a high specification kitchen, a large principal bedroom suite with fitted wardrobes, a luxury ensuite shower room, a second large double bedroom again with fitted wardrobes, and a luxury bathroom suite. Outside there is one allocated parking 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 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. The property really is a commuters dream, being in such close proximity to the train station, with 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 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.

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 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.

Open Plan Living Room/Kitchen A wonderfully bright and open space benefiting from dual aspect windows, along with sliding doors to the roof terrace. The high specification kitchen comprises a range of eye and base level cabinets and drawers with contrasting worktops over, tiled splashback, integrated fridge freezer, integrated oven, integrated four burner hob with hidden extractor over, integrated dishwasher, integrated washer/dryer, stainless steel one and a half bowl sink and drainer with mixer tap, downlighting, media points, high-level television point for wall mounted television, and underfloor heating control.

Principal Bedroom Suite A large principal bedroom with triple fitted wardrobes and door opening onto the roof terrace, door to ensuite shower room, underfloor heating control, high-level television for wall mounted television.

Luxury Ensuite Shower Room Comprising an oversized walk-in shower with concealed shower mixer, handheld shower attachment and rainfall showerhead, low-level WC and vanity wash hand basin with mixer tap over and storage beneath, mirrored bathroom cabinet, tiled flooring, window overlooking roof terrace, heated towel rail, downlighting, extractor fan.

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

Luxury Bathroom Suite Comprising an enclosed panel bath with concealed bath mixer, handheld shower attachment, rainfall showerhead over bath, glass pivot shower screen, low level WC with vanity wash hand basin, mixer tap and storage beneath, mirrored bathroom cabinet, tiled flooring, heated towel rail, downlighting, extractor fan.

Additional Information

Lease Length - 996 Years remaining
Service Charge - £1,835 for the current year
Ground Rent - £0

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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