



5 Tilney House
Tilney Drive, Horsham RH12 1GS
From £350,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

5 Tilney House, Tilney Drive, Horsham, West Sussex RH12 1GS

PRICE RANGE £350,000 - £375,000

Courtney Green are delighted to bring to the market this beautifully specified two double bedroom, two bathroom luxury first floor apartment on the highly acclaimed Highwood Village development. The concept of the Highwood development is that of a classic English village culture where the traditionally styled homes, attractive street scenes 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 and Heathrow Airports and the coast. Tilney House is the most exclusive block within the development, with just 15 properties, and each finished to a higher an even higher specification than standard. The accommodation comprises a large ‘L’ shaped entrance hall with two storage cupboards and a utility cupboard, spacious open plan living space with a separate kitchen area, two double bedrooms with luxury en-suite shower room to the principal bedroom and walk in dressing area to the second bedroom and an addition luxury bathroom. Heating is provided via gas fired combi boiler. Outside there are beautifully maintained communal gardens, two allocated parking spaces, a bin store and bicycle store. Viewings are highly recommended to appreciate this property’s finer details. No chain.

The accommodation comprises:

Communal Entrance Foyer

A secure door and entry phone system lead into the Communal Entrance, lift access and stairs rising to the First Floor.

Private Front Door with letterbox opening to:

Entrance Hall

A light and spacious area with Amtico flooring, down lighting, radiator, entry phone system, airing cupboard housing boiler, double width utility cupboard with space and plumbing for washing machine, further storage cupboard housing electric meter, rear aspect window and doors to

Living/Dining Area

A large open plan room with continuation of Amtico flooring, front aspect window overlooking communal gardens, radiator, entertainment hub with t.v. Sky and telephone points.

Kitchen Area

Fitted with modern range of soft closing eye and base level cabinets with LED down lighting and matching soft closing drawers, complementing worktop and upstands with inset stainless steel sink unit with mixer tap, inset four ring AEG induction hob with hidden extractor fan over, fitted AEG electric oven, integrated fridge/freezer, integrated dishwasher, shelved display cabinet and rear aspect window.

Principal Bedroom

A large double bedroom with fitted double wardrobe, rear aspect window, radiator, t.v. aerial and telephone point and door to ensuite shower room.

En-Suite Shower Room

Walk in over-sized shower with glass shower screen, chrome shower control, rainfall shower head, tiled walls, low-level WC with dual flush, wall mounted wash hand basin with chrome mixer tap, recessed cabinet with mirrored doors and shaving point, Amtico flooring, heated towel radiator, LED down lighting, rear aspect window, and extractor fan.

Bedroom 2

A further large double bedroom with dual front aspect windows, radiator, t.v. aerial and telephone points, and walk in dressing area with double fitted wardrobe.

Bathroom

A luxury bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, low-level WC with dual flush, recessed mirror with shaver point, heated towel radiator, LED down lighting and extractor fan.

Outside

Communal gardens surround the property, with a beautiful large oak tree as a standout feature which is surrounded by mature planting and landscaped seating areas.

There are two allocated parking spaces, one in the covered car port and one in tandem behind this space. There is also a covered bin store and bicycle store.

TENURE

Leasehold - 135 year from 23/10/2020 (131 years remaining)

Ground Rent - £300 reviewed on 01/01/2040 then every 21 years

Service Charge - £2,676 for the current year

Estate Charge - £146 for the current year

Managing Agents –Courtney Green Estate Management

Council Tax Band - C

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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