



22 Highwood Mill
The Boulevard, Horsham, West Sussex RH12 1GF
Guide Price £310,000 Leasehold



**COURTNEY
GREEN**
Est. 1988

Estate Agent • Letting Agent • Managing Agent

22 Highwood Mill, The Boulevard, Horsham, West Sussex RH12 1GF

Courtney Green are pleased to offer for sale, this modern first floor flat located within the prestigious Highwood Mill development on the West side of Horsham. Designed specifically for those aged 55 years and over and with retirement living in mind, this two bedroomed self contained flat lies within a friendly community where there is the reassurance that there is care and support available when you need it. Facilities include an on-site restaurant, hair and beauty salon and communal lounge areas in addition to lovely landscaped gardens. There is a professional care team on site 24 hours a day/7 days a week which provides both commissioned and emergency care, and a Saxon Weald scheme manager is available during office hours providing a perfect solution for older people looking for a comfortable and safe home in an attractive accessible setting.

The accommodation comprises:

Front Door to

Entrance Hall

Radiator, double width cupboard housing gas fired boiler, door to

Lounge/Dining Room

Twin double glazed front aspect, radiator, TV/FM/satellite console, 'phone point with full fibre broadband (previously with Sky) opening to

Kitchen

Comprehensively fitted with a range of base and wall mounted cupboards and drawers with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Zanussi appliances including a four ring electric hob, with glass splashback and concealed filter, integrated washer/dryer, slimline dishwasher, eye level oven and fridge/freezer, ceramic tiled flooring, downlighting.

Bedroom 1

Double glazed front aspect with Juliette balcony, double width wardrobe cupboard, TV/FM point, door to:

Jack N Jill Wet Room

With tiled shower area, low level WC, wall mounted wash hand basin with chromium mixer tap, tiled splashback, illuminated mirror, radiator, door to Entrance Hall.

Bedroom 2

Double glazed front aspect, radiator.

OUTSIDE

Surrounding the property are delightful well established communal grounds with areas of decking, pathways and a feature pond with seating areas.

TENURE

Leasehold - 125 years from 01/01/2017

Service Charge - £6472.32 per annum from 1st April 2025 (which includes the Ground Rent of £300 spread throughout the year).

Managing Agents - Saxon Weald 01403 226196

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.

Ref: 24/5705/11/10rev25/03/09

