



24 The Tannery,
 Arundale Walk, Horsham, West Sussex RH12 1UP
 Guide Price £315,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

24 The Tannery, Arundale Walk, Horsham, West Sussex RH12 1UP

Courtney Green are delighted to be offering for sale this spacious and very well appointed top 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 spacious open plan kitchen/living space, two light and airy double bedrooms, the principal bedroom having a luxury fitted ensuite shower room and a further guest bathroom. All the rooms within the apartment are accessed from a spacious hallway with a large double utility cupboard and a further storage 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:

Communal Door with Security entry phone system, stairs and lift to

3rd Floor Level

Private **Front Door** to spacious

Entrance Hall Radiator, Amtico flooring, double width cupboard housing boiler, space and plumbing for washing machine, further storage cupboard.

Open Plan Kitchen/Living Room A bright room with fantastic views of both the surrounding countryside and Horsham town in the distance. Amtico flooring, dual aspect windows, two radiators, satellite/TV/DAB/satellite media points. The Kitchen comprises a range of eye and base level cabinets and drawers with complimenting worktop services, inset sink and drainer, fitted appliances consisting of a four ring electric hob with concealed extractor hood over, fridge freezer and dishwasher.

Principal Bedroom Double glazed front aspect, radiator, triple wardrobe cupboards with sliding doors.

En-suite Luxury shower suite with full width walk-in shower, low level w.c with concealed dual flush cistern, wall hung wash hand basin with mixer tap, double mirror fronted inset fitted cabinet with light, towel radiator, Amtico flooring, down lighting, extractor fan.

Bedroom 2 Front aspect window, radiator.

Bathroom A luxury bathroom suite comprising an enclosed panel bath with shower over, wall hung wash hand basin with mixer tap, vanity shelf with large recessed mirror and shaver point, down lighting, Amtico flooring.

TENURE

Leasehold - 125 years from January 2016
 Service Charge - £1612.18 per annum from 01/10/2024 - 30/09/2025
 Estate Charge - £152.97 per annum

Council Tax Band—C

OUTSIDE

Communal gardens surround the property.

Resident's private parking with allocated parking space. (Space Z)

Two Lockable bike storage areas and Bin Storage Area.

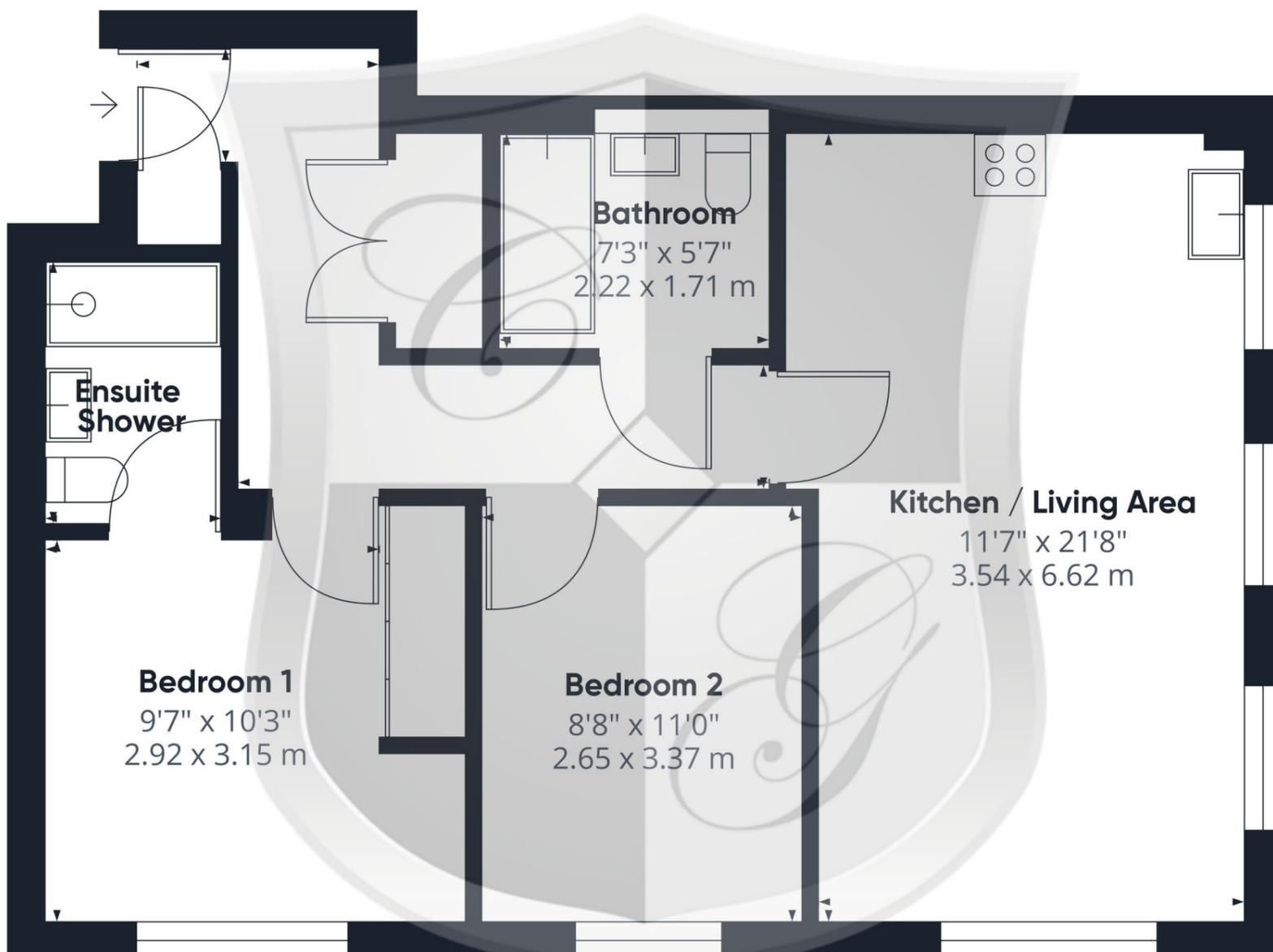
Agent's Note:

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:

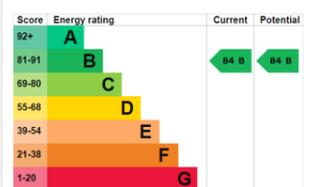
Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 24/5538/29/01



Approximate total area¹⁰

670.97 ft²
62.33 m²



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.

GIRAFFE360