



101 Highwood Mill

The Boulevard, Horsham, West Sussex, RH12 1GG

Guide Price £330,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

101 Highwood Mill, Horsham, West Sussex, RH12 1GG

Courtney Green are delighted to be offering for sale this two bedroom luxury apartment located within the prestigious Highwood Mill development, specifically designed for those aged 55 years and over. Situated on the top floor, with lift access, the property features light and airy accommodation affording fantastic panoramic views over Highwood and surrounding areas. The accommodation provides modern living with a lovely open plan kitchen/living room, the kitchen equipped with built in appliances, and dual aspect living room with a Juliet balcony to the east and a door to the large balcony with room for a patio furniture and having an outlook to the North and West. For convenience, the principal bedroom has an en-suite wet room which also opens up to the living space, and there is a second guest bedroom. The facilities at Highwood Mill allow residents to live in their own apartment within the friendly community with the additional reassurance that care and support is available if and when required. Communal facilities include and on site restaurant, a hair and beauty salon and extensive communal lounges. There are delightful established landscaped gardens providing opportunities for leisurely walks and socialising. A professional care team is on site 24 hours a day, 7 days a week and Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting.

From the ground floor communal areas, doors with security entry system leads to lift no.2 which rises to the fourth floor level.

Private Front Door to

Entrance Hall

Radiator, shelved cupboard, double width cupboard housing a Meibes gas boiler with electric meters etc.

Door to

Open Plan Kitchen/Living Room

Double aspect to the front and side. The Kitchen Area comprises a range of base and wall mounted cupboards and drawers in matt ivory finish and having complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with chromium monobloc tap, Zanussi electric hob, glass splashback, concealed filter hood, Zanussi electric oven and fridge freezer, slimline dishwasher and washer/dryer, pelmet lights. The Living Area has doors opening to a Juliet balcony overlooking The Boulevard to the East and a door to a sit on balcony enjoying a North and Westerly aspect, radiator, satellite/TV/telephone console.

Bedroom 1

Double glazed double aspect to the side and rear, radiator, double width wardrobe cupboard, TV point. Door to

Jack and Jill Wet Room

With shower area having tiled walls, chromium thermostatic shower control, wall bracket and hand shower, shower curtain rail, low level WC, fitted vanity unit with inset sink and chromium mixer tap, cupboard and drawers under, tiled splashback, illuminated mirror and shaving mirror, wall cabinet.

Bedroom 2

Double glazed front aspect, radiator, telephone point.

OUTSIDE

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

TENURE

Leasehold - 125 years from 2017
Managing Agents - Saxon Weald Tel: 01403 226196
Ground Rent - £300 per annum
Service Charge - 2025/2026 £640.30 pcm

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: 25/5887/02/10

