



6 Dereham Court
The Boulevard, Horsham, West Sussex, RH12 1EJ
Guide Price £395,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to offer for sale this spacious and extremely well-appointed first-floor executive apartment, situated on the popular Highwood development and designed and built by the highly acclaimed Berkeley Homes. This impressive property offers a superb level of specification and attention to detail throughout and benefits from an extensive range of attributes associated with a modern property including wiring for Sky Q to the living area, a communal digital TV/satellite aerial, Cat 6 pre-wired work points, USB charging points in the kitchen and bedrooms, individual heating thermostats in each room, a video entry phone system and a high-security entrance door. Quality Bosch appliances feature in the fitted kitchen along with LED under wall unit lighting and chrome power sockets above worktops. Heating is provided by electric panel heaters with individual thermostatic controls and hot water is stored in a pressurised electric hot water cylinder. The accommodation in brief comprises a large entrance hall leading to a spacious open plan kitchen & living space, a principal bedroom with a dressing area and en-suite shower, a further double bedroom and a luxury bathroom suite. Outside, there is an allocated parking space with electric car charging provision, bicycle store and bin store.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling Carfax centre offers an excellent mix of independent boutiques and high street favourites, together with an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Communal Front Door With video entry phone security system. Opening to a well appointed

Communal Entrance Hall
Staircase rises to the **First Floor Level**

Private Front Door to Entrance Hall With limed Oak effect Amtico flooring which extends throughout the living room areas. Electric panel radiator, large double width cupboard with storage shelving units, large double width utility cupboard housing space ad plumbing for washing machine, MegaFlow hot water cylinder. Door to

Open Plan Kitchen/Living Room Living room area with leaded double glazed side aspect, electric panel radiator, downlighting, opening to Kitchen Area with wide leaded double glazed side aspect, fitted in a range of base and wall mounted cupboards and drawers in grey Shaker style with complementing quartz worktop surfaces incorporating 1 1/2 bowl stainless steel sink with chromium monobloc tap, Bosch touch control induction hob with concealed filter hood over, high level oven and microwave oven, integrated fridge freezer and dishwasher, recycle drawer, LED pelmet lighting.

Principal Bedroom Leaded double glazed side aspect. Walk in dressing area with double width wardrobe cupboard having sliding doors, hanging rail and shelving. Electric panel radiator, TV/FM/DAB/Satellite panel.

En-Suite Shower Room With frosted leaded double glazed side aspect. Laufen wall mounted wash hand basin with chromium mixer tap, Laufen back to wall WC with Geberit chromium dual flush, oversized shower cubicle with wall bracket and hand shower and overhead drencher unit, chromium thermostatic shower control, localised tiling, chromium towel warmer, recessed mirrored cabinet with light, gloss and glass shelving, porcelain tiled flooring, downlighting.

Bedroom 2 Leaded double glazed rear aspect. Electric panel radiator.

Bathroom Fitted with a luxury white suite comprising tiled panel bath with chromium thermostatic shower control and filler, wall bracket and hand shower, Laufen wall mounted wash hand basin with chromium mixer tap and drawer unit under, Laufen back to wall WC with Geberit chromium dual flush, localised ceramic tiled walls, wall mirror, shaver point, chromium towel warmer, patterned tiled flooring, downlighting.

OUTSIDE

Surrounding Dereham Court are landscaped public areas with external lighting. There is an enclosed refuse and cycle store along with allocated parking space supplied with an EV charger.

Additional Information

Lease Length	- 135 years from 01/10/2022
Service Charge	- £2139.63 p.a
Ground Rent	- Zero
Estates Charge	- £154.81 p.a
Managing Agents	- Courtney Green

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 may not have 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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