





# Highwood House Longhurst Avenue Horsham RH12 1DH

for sale offers over  
**£300,000**



## Property Description

Welcome to this beautifully presented two-bedroom first floor apartment being sold with no onward chain. The property is ideally located in the sought-after Highwood development.

This property offers a perfect blend of modern living and convenience, making it an ideal choice for first-time buyers or investors.

Upon entering the apartment, you are greeted by a spacious entrance hall, featuring two storage cupboards, including one that conveniently houses the washing machine.

The open plan living area provides a fantastic space for relaxation and entertaining. The well-equipped kitchen seamlessly connects to the living area, complete with contemporary fixtures and ample counter space.

The private balcony, offers a peaceful outdoor retreat to enjoy your morning coffee or unwind in the evenings.

The apartment boasts two generously sized bedrooms, both beautifully presented and filled with natural light. Bedroom one features built-in storage and an en suite bathroom, offering a touch of luxury and privacy.

The well-appointed family bathroom completes the accommodation, providing modern amenities with a stylish finish.

Externally, this property has two allocated parking spaces, ensuring convenience for you and your guests. The communal courtyard offers a pleasant outdoor space, perfect for enjoying fresh air and socialising with neighbours. Additional benefits include secure bike and bin storage, along with a separate storage room located at the rear of the building.

## Entrance Hall

Secure phone entry system, two storage cupboards with plumbing for washing machine, radiator and carpet as laid.

## Open Plan Kitchen Lounge Diner

23' 8" max x 13' 8" max ( 7.21m max x 4.17m max )

## Kitchen Area

Double glazed window to front, wall and base units with worktops over, stainless steel sink, electric oven and hob with extractor hood, integral dishwasher, space for fridge freezer. Laminate flooring.

## Lounge Area

Double glazed window to front, double glazed door to balcony, two radiators and laminate flooring.

## Bedroom One

11' 11" max x 10' 10" max ( 3.63m max x 3.30m max )

Double glazed window to rear, built in wardrobes, radiator and carpet as laid.

## En Suite

Frosted double glazed window to rear, three piece suite comprising of walk in shower, wash hand basin and low level w/c. Stainless steel heated towel rail and tiled flooring.

## Bedroom Two

10' 10" max x 9' max ( 3.30m max x 2.74m max )

Double glazed window to front, radiator and carpet as laid.

## Bathroom

Frosted double glazed window to rear, three piece suite comprising of bath with shower over, wash hand basin and low level flush w/c. Stainless steel heated towel rail and tiled flooring.

## External

## Private Balcony

## Communal Courtyard

## Parking

Two allocated parking spaces















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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57 High Street  
 CRAWLEY RH10 1BQ

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1509.00

Ground Rent:  
 350.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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