

4, Highwood Mill, The Boulevard, Horsham, RH12 1GF **LEASEHOLD**

Guide Price £310,000

Est. 1988









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Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Courtney Green are delighted to be offering for sale this two-bedroom ground floor apartment, located in the stylish Highwood Mill specifically designed for those aged 55 and over. The well-appointed accommodation comprises, a living room which is open to a kitchen with fitted appliance, two double bedrooms and a 'Jack & Jill' wet room. From the living room there is direct access to a large patio area which overlooks the lovely established communal gardens. The facilities at Highwood Mill allow residents to live in their own apartments within the friendly community and with the reassurance that care and support is there, if and when it is required. There is an onsite restaurant, hair and beauty salon, lovely, landscaped gardens and a full activity programme which provides a sociable and vibrant environment in which to live. Furthermore, as there is a professional care team on site 24 hours a day, seven days a week, Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting. To be sold with no onward chain.

The accommodation with approximate room sizes is as follows:

Private **Front Door** to

Entrance Hall
Covered radiator with lattice front, double width cupboard housing Titon ventilation system, meters and gas heating system, cloaks cupboard.

Living Room
Double glazed southerly rear aspect and double glazed door to large patio area and communal gardens, tv/fm/dab/satellite/telephone console, radiator.

Opening to Kitchen
Fitted with a range of base and wall mounted cupboards and drawers in satin ivory finish with complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink with a chromium monobloc tap, Zanussi electric hob, glass splash back and filter hood, eye level Zanussi fan oven, fridge/freezer, slimline dishwasher and washer/dryer, tiled flooring.

Bedroom 1
Double glazed southerly rear aspect and double glazed door to patio. Radiator, double width wardrobe cupboard.

Jack 'n' Jill Wet Room
With low level WC, wall mounted wash hand basin with chromium mixer tap, illuminated mirror, walk in shower area with chromium thermostatic shower control, wall seat, bracket and hand shower, part tiled walls, down lighting, radiator.

Bedroom 2
Double glazed rear aspect. Radiator.

OUTSIDE

There are delightful communal grounds with a pond, various seating areas and timber cabin for residents.

Parking
There are unallocated and allocated residents and visitors parking spaces.

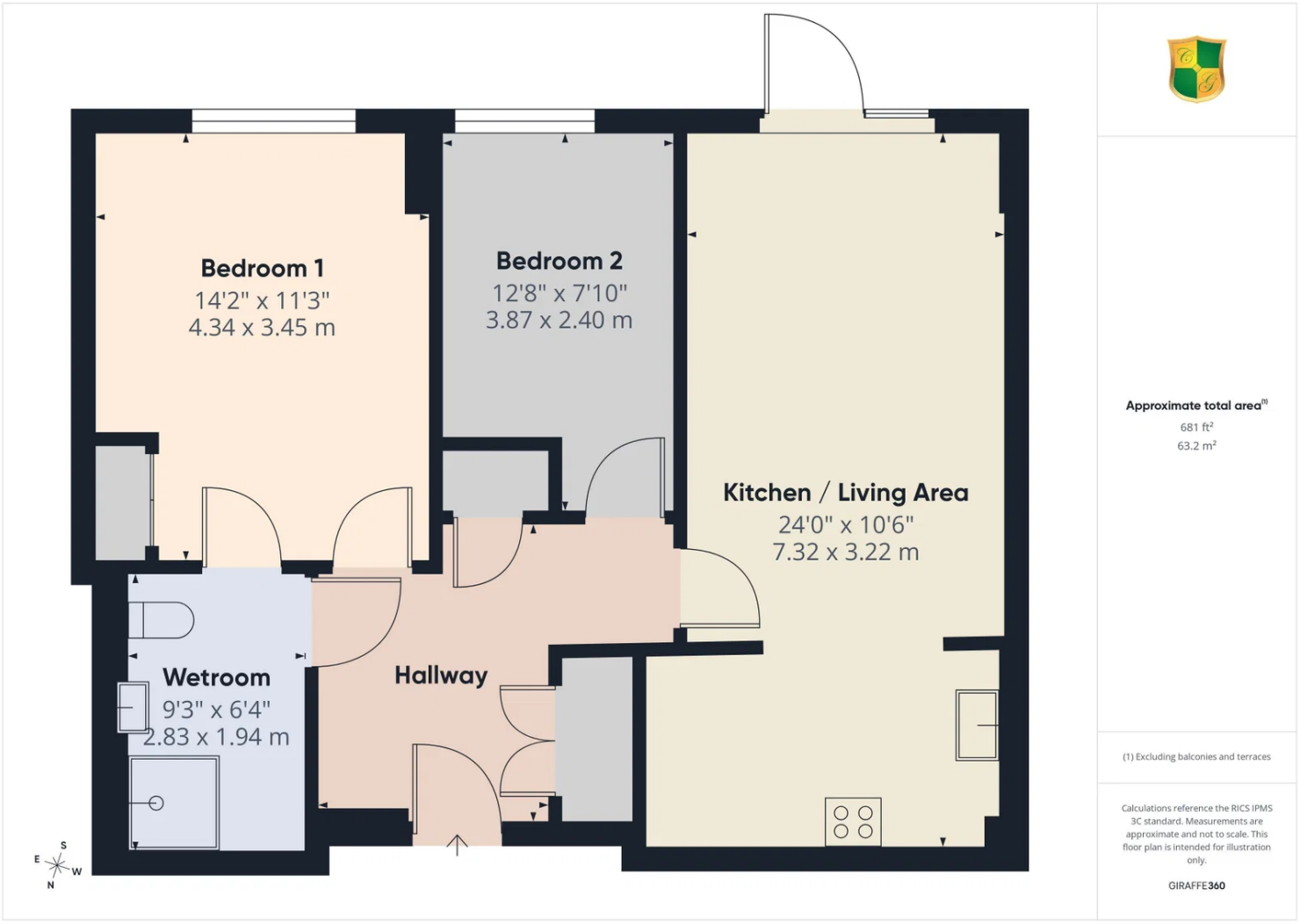
TENURE

Leasehold - 125 year lease from 01/01/2017
Service Charge - £639.26 per calendar month from 1 April 2026 *NB this amount includes the £300 annual ground rent
Managing Agents - Saxon Weald 01403 226196

Council Tax Band - C

EPC - B

Agent's Notes:
1. Further information regarding Highwood Mill can be found at www.highwoodmill.co.uk.
2. 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
3. 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.
4. Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.



Approximate total area(1)

681 ft²

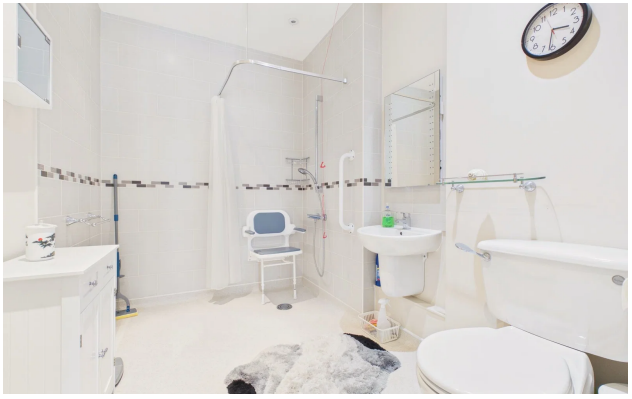
63.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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