



14 The Tannery
Arundale Walk, Horsham, West Sussex, RH12 1UP
Guide Price £235,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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

Situated on the exclusive Highwood development is this stunning one double bedroom second floor apartment built in 2017 by Berkeley Homes. The well-presented accommodation comprises an entrance hallway with a utility cupboard and quality light oak Amtico flooring which seamlessly flows through to the of the other rooms except the bedroom which is carpeted. The light and airy living room is open-plan to the well-fitted kitchen which has a good selection of units and integrated appliances and enjoys a sunny southerly aspect. The good-size bedroom has a fitted wardrobe, and there is a luxury fitted bathroom. The apartment benefits from all the quality features associated with a Berkeley Homes’ property and includes a security entry system and fibre optic broadband. There is one allocated parking space adjacent to The Tannery, as well as visitor’s parking within Highwood.

The accommodation comprises

Communal Front Door

With security entry phone system, stairs and lift to second floor level

Private Front Door to

Entrance Hall

Amtico light oak effect flooring, radiator, double width cupboard housing wall mounted gas fired boiler and space and plumbing for washing machine.

Open Plan Living Room to Kitchen

Double glazed double aspect to the side and rear. Fitted with a quality range of base and wall mounted cupboards and drawers in two-tone grey and limed wood effect finish and having complementing marble effect worktop surfaces with matching upstands and a splashback and incorporating a stainless steel sink unit with chromium monobloc tap, Zanussi electric hob with concealed extractor hood over, eye level Zanussi electric oven , integrated fridge/freezer and dishwasher, pull out recycling bins, pelmet lighting, Amtico light oak effect flooring, two radiators, TV/satellite point, downlighting.

Double Bedroom

Double glazed side aspect, radiator, double width wardrobe cupboard with sliding doors.

Luxury Fitted Bathroom

Fitted with a white suite of tiled panel bath with chromium thermostatic shower control, wall bracket and hand shower, Laufen wall mounted wash hand basin with chromium mixer tap, Laufen back to wall WC with Geberit dual chromium flush, recessed cabinet with mirrored doors, chromium towel warmer, Amtico light oak effect flooring, tiled walls, extractor fan, downlighting.

OUTSIDE

Surrounding the property are areas of communal garden.

Allocated Parking Space.

Visitors Parking Spaces.

TENURE

Leasehold - 125 years from 2017

Maintenance Charge - Currently £1191.82 per year from 31/10/2025 to 01/09/26

Ground Rent - £350 per year

Managing Agents - Courtney Green Managing Agents 01403 252222 option 3

Council Tax Band - B

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.

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