



22 The Tannery

Arundale Walk, Horsham, West Sussex, RH12 1UP
Guide Price £310,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this spacious and well appointed top floor, two bedroom apartment, situated within the highly acclaimed Highwood development, designed and built by Berkeley Homes. Finished to a high specification with excellent attention to detail, the property features a bright and generously proportioned open plan kitchen/living space with French doors opening to a Juliet balcony, two large double bedrooms, the principal bedroom benefiting from fitted wardrobes and a luxury en-suite shower room, together with a further well appointed bathroom. All the rooms within the apartment are accessed from a spacious entrance hall which provides excellent storage, including two large utility cupboards, one with space and plumbing for a washing machine. The concept of the Highwood development is that of a classic English village culture where traditionally styled homes, attractive street scenes, a village pond and central square combine to create a real sense of community, yet in a location conveniently close to Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities and excellent transport links to London, Gatwick Airport and the south coast.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts 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 Entrance

With security entry phone system. Stairs and lift rising to the top floor.

Private Front Door to

Entrance Hall

A spacious and welcoming entrance area with radiator and doors to all rooms. A large double width utility cupboard house the electricity fuse board, meter and boiler, and provides space and plumbing for a washing machine. There is also a further double width fitted storage cupboard.

Open Plan Living Room & Kitchen

A wonderfully bright and spacious open plan living area, benefitting from three large side aspect windows together with rear aspect French doors opening to a Juliet balcony. The kitchen area is fitted with a range of eye and base level cabinets and drawers with complementing wood effect work surfaces over and an inset stainless steel sink with mixer tap. Integrated appliances include an eye level electric oven, four ring induction hob with concealed extractor hood above, full size dishwasher and fridge freezer. There is spotlighting and a continuation of Amtico style flooring throughout the room. There is ample space for a dining table and seating area.

Principal Bedroom

A large double bedroom with rear aspect window, radiator and triple width fitted wardrobe with sliding doors, hanging and shelving.

En-Suite Shower Room

A luxury shower suite comprising an oversized walk-in shower, low level WC with concealed dual flush and wall hung wash hand basin with mixer tap. There is an inset mirrored bathroom cabinet with lighting and shaver point, heated towel radiator, downlighting and extractor fan.

Bedroom 2

A further large double bedroom with rear aspect window and radiator.

Bathroom

A well appointed bathroom suite comprising an enclosed panel bath with bath mixer tap and shower over, low level WC with concealed dual flush, wall hung wash hand basin with mixer tap, heated towel radiator, downlighting, shaver point and extractor fan.

Outside

Communal gardens surround the property, and there is resident's private parking with allocated parking space, in addition to a number of visitors spaces nearby.

There are two lockable bike storage areas and a bin store.

Additional Information

Leasehold 125 years from 2016

Service Charge - £1754.08 for the current year

Ground Rent - £450 per annum

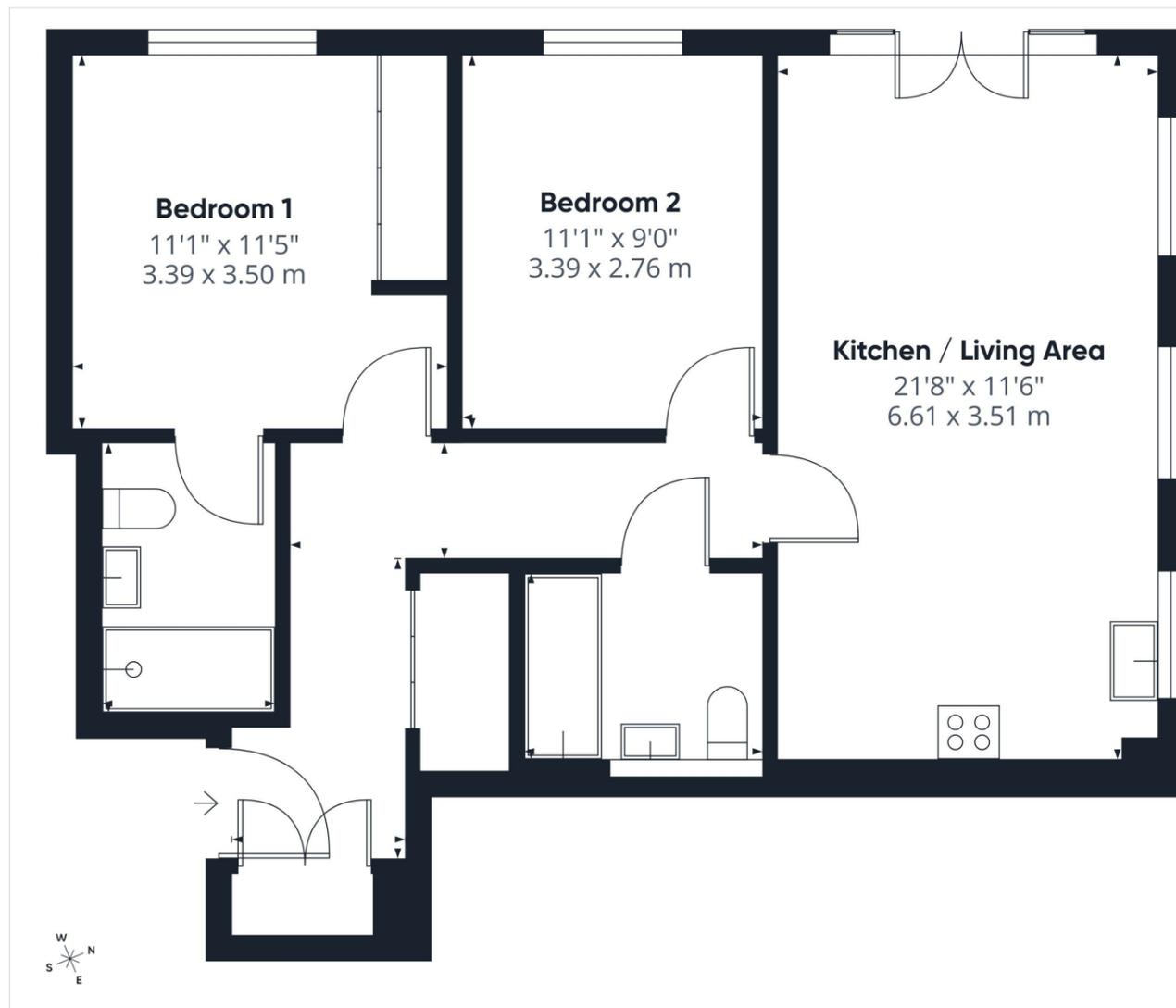
Estates Charge - £154.82 for the current year

Managing Agents - Courtney Green Block Management

Council Tax - 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.



Approximate total area⁽¹⁾
684 ft²
63.6 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	84 84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

(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.

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