



The Paperyard East, Worthing Road, Horsham, RH12 1HP.

Guide Price £270,000 to £300,000 Leasehold



- Second floor apartment
- Berkeley Homes 2022 build
- West facing private terrace
- Overlooking roof garden
- 23 ft open plan living
- Integrated appliances
- Dressing area with wardrobes
- EPC B
- No chain above
- Viewing recommended

A beautifully presented second floor one bedroom apartment built by Berkeley Homes in 2022, forming part of the highly regarded Paperyard development in the very heart of Horsham.

Positioned on the second floor with lift access, the apartment enjoys a west-facing private terrace, creating a rare sense of space and outlook for a town centre home.

The accommodation is thoughtfully arranged and extends to approximately 560 sq ft. A generous entrance hall provides access to a useful storage and utility cupboard with space and plumbing for a washing machine.

The main living space is an impressive 23 ft open plan kitchen and sitting room, finished with luxury flooring and designed to maximise natural light. A door leads directly onto the terrace, making it an ideal spot for afternoon and evening relaxation.



The kitchen is fitted with integrated Neff appliances, quartz work surfaces and tiled splashbacks, complemented by contemporary cabinetry and under unit lighting.

The bedroom is a standout feature, measuring over 15 ft in length and cleverly arranged to create a distinct dressing area.

A recessed section houses fitted wardrobes, forming an almost boutique-style dressing zone rather than simply a run of storage.

It is a rare level of space and practicality for a town centre one-bedroom apartment and adds genuine depth to the room. The bedroom connects via a Jack and Jill arrangement to the stylish bathroom.

Further benefits include electric panel radiators with individual thermostats, wiring for Sky Q, secure door entry system, lift access to all floors, enclosed refuse and cycle storage, and the remainder of a 10 year

Premier warranty.

Outside, residents of The Paperyard enjoy access to a beautifully landscaped communal roof garden on the second floor, thoughtfully designed with raised planting, seating areas and feature lighting, providing an attractive and social outdoor environment rarely found in central Horsham apartments.

Situation

The Paperyard is ideally located in the very centre of Horsham, moments from an extensive range of shops, restaurants and cafés including John Lewis and Waitrose. Horsham's mainline railway station is within easy walking distance, offering regular services to London Victoria and London Bridge.

The A24 and A264 are readily accessible, connecting to the M23 and Gatwick Airport. Horsham Park and The Pavilion leisure centre are also close by, providing green space and recreational facilities.

Material Facts

Guide Price £300,000

Tenure: Leasehold

Lease Length – 245 years from 2022

Ground Rent – £190.00

Service Charge – £1,800 per annum

Service Charge Review Period – Annually

Council Tax Band – C – Horsham District Council

Managing Agents – RMG London

EPC: B

Property type: Second Floor Apartment with lift access

Mains services: Electricity, water and drainage

Heating type: Electric Heating

Broadband information:

Standard, Superfast and Ultrafast services are available in the area.



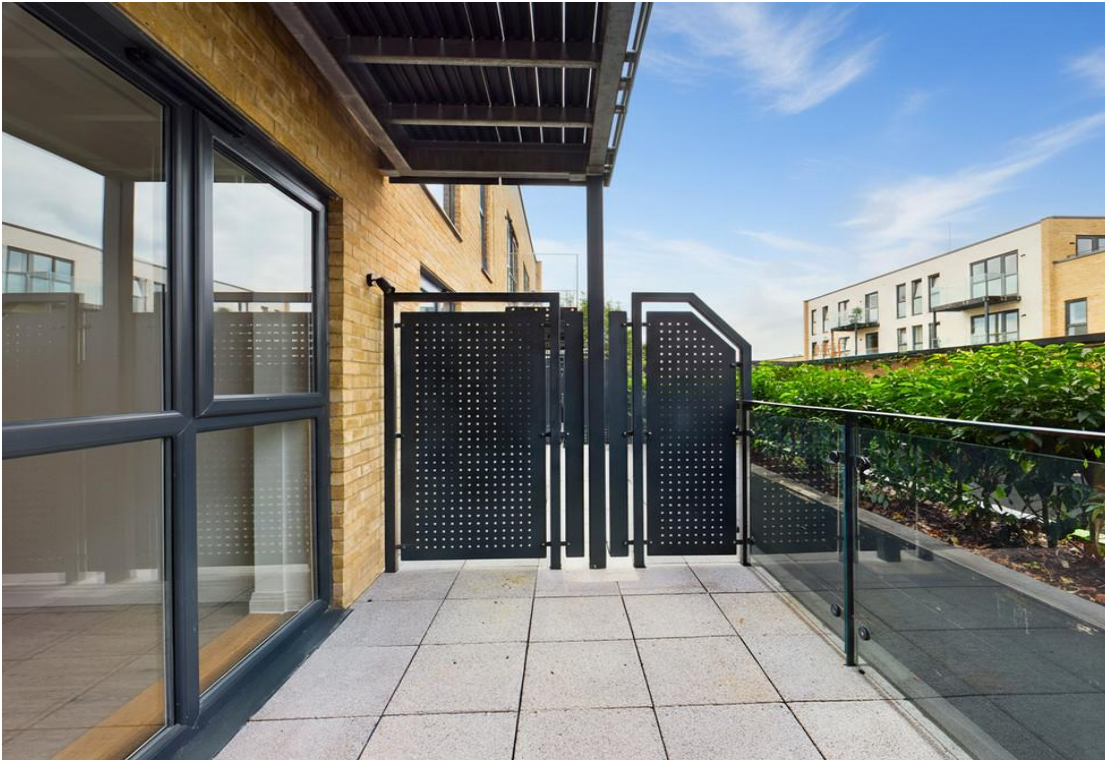
Fibre to the property subject to provider availability.
Speeds from 5mbps to 1600mbps

Mobile coverage:
Good with most providers

Flood / erosion risk:
River and seas: Low risk
Surface water: Low risk

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