



13 The Maltings Arundale Walk, Horsham

Guide Price £300,000

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Horsham

A beautifully presented two-bedroom apartment with a Juliet balcony, two allocated parking spaces, situated within the popular Highwood Mill development, west of Horsham town centre.

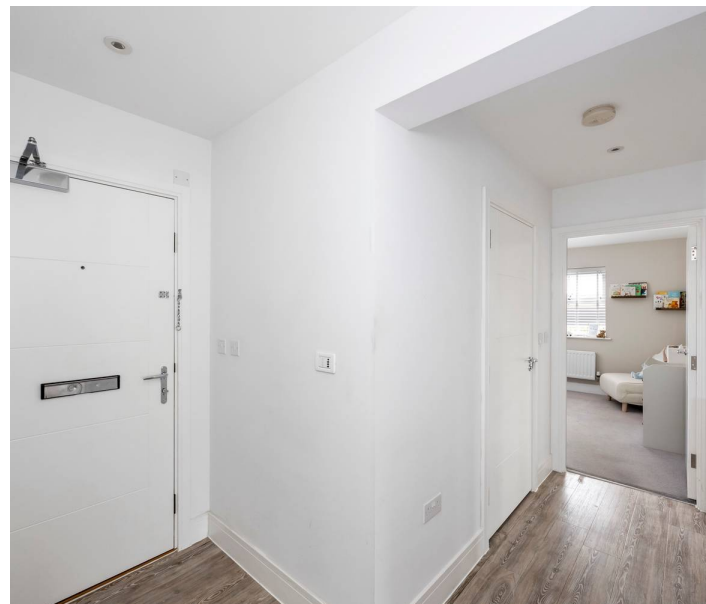
This attractive apartment offers well-proportioned and modern accommodation throughout, making it an ideal home for first-time buyers, couples or those looking for a convenient low-maintenance property.

The heart of the home is the bright and spacious **open-plan living and kitchen area**, which benefits from a Juliet balcony, creating a light and airy feel. The modern layout provides an excellent space for both relaxing and entertaining.

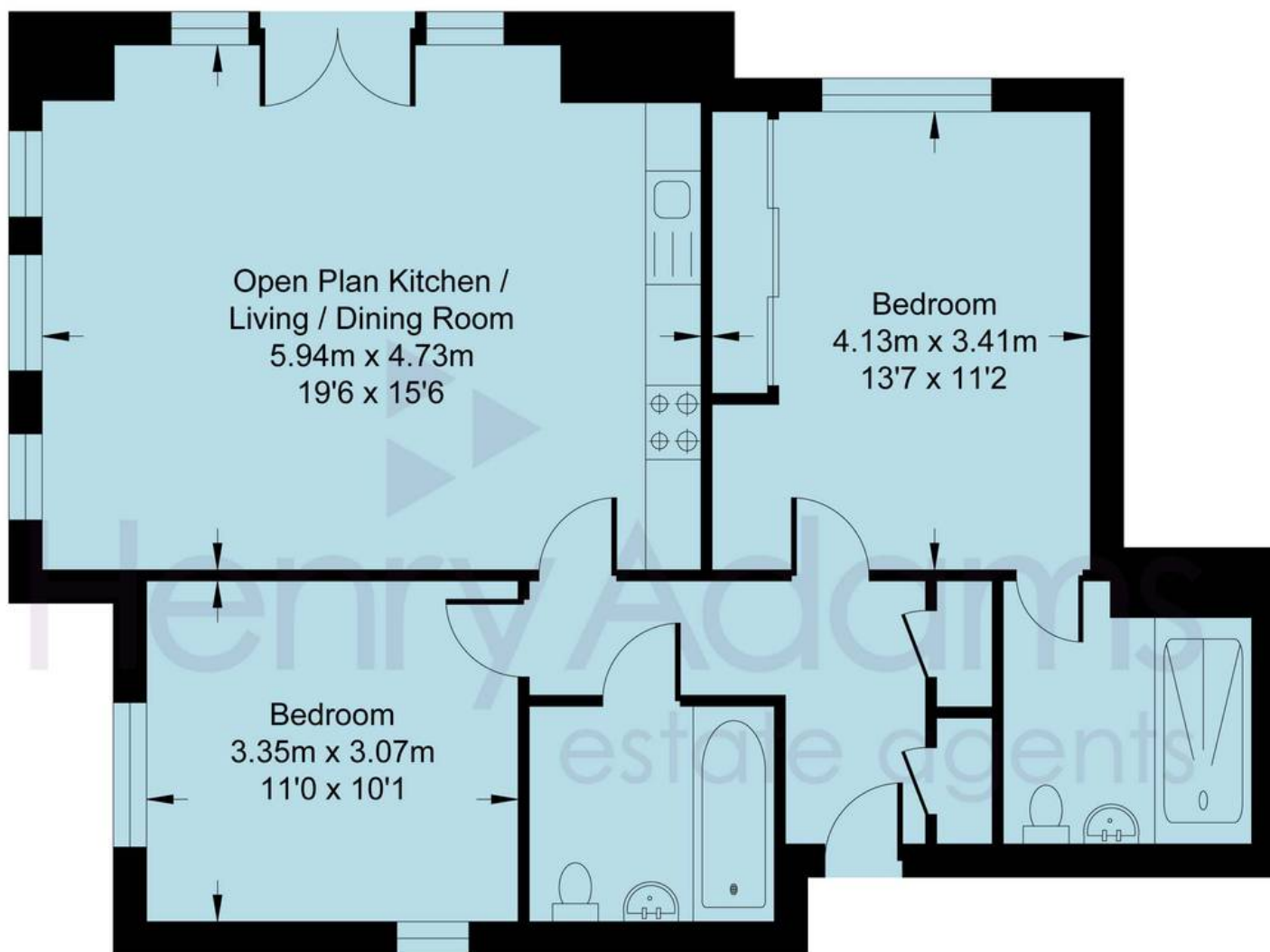
The **main bedroom** benefits from its own **modern en-suite shower room**, while the second bedroom provides a versatile space suitable for a guest bedroom, home office or additional living requirements. The property also benefits from a **modern family bathroom**, both finished in a stylish and contemporary design.

The property is **very well presented throughout** and is situated within the desirable Highwood Mill development, which provides secure communal access along with stairs and lift facilities.

Further benefits include **two allocated parking spaces**, making this an especially convenient feature for residents and visitors.







SECOND FLOOR FLAT



Arundale Walk

Approximate Internal Area = 765.31 sq ft / 71.10 sq m

For identification only - not to scale



The development is conveniently located for **local amenities, leisure facilities and well-regarded local schools**, while Horsham town centre is within easy reach, offering a wide range of shops, restaurants, cafés and leisure facilities, together with excellent transport links.

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.

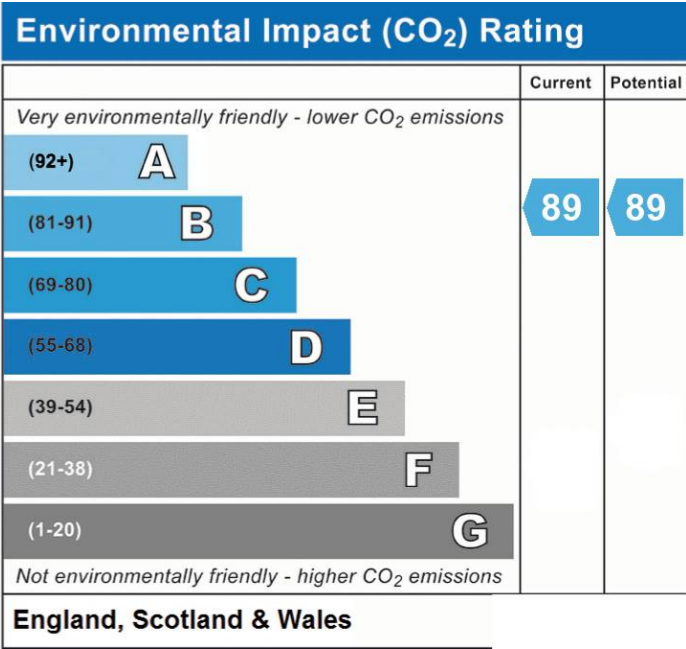
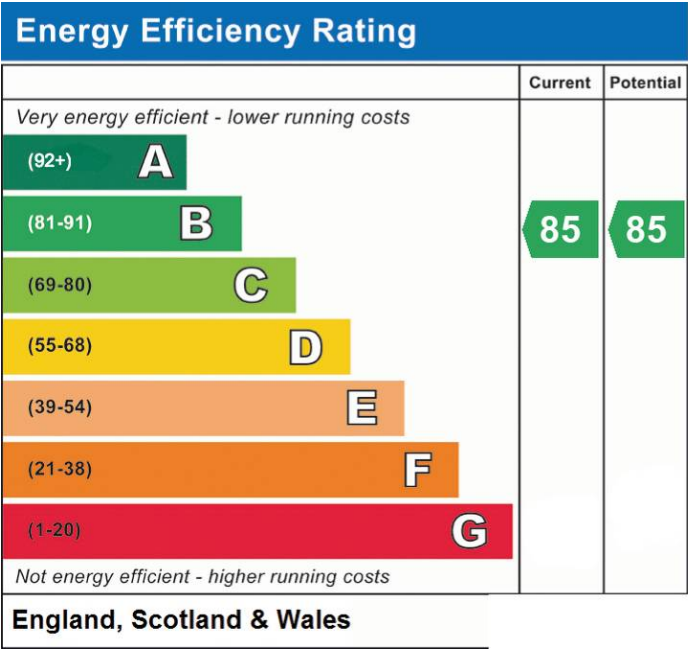
- Lease:** 125 years from 2016
- Service charge:** Approximately £1,784.66 per annum, covering communal areas, building structure, utilities and services, including cleaning, maintenance and repairs.
- Ground rent:** Approximately £450 per annum.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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