



## 22 Highwood Mill The Boulevard, Horsham

Guide Price £280,000

# 22 Highwood Mill The Boulevard

Horsham

A beautifully presented two-bedroom first-floor apartment with Juliet balcony, situated within the prestigious Highwood Mill extra-care retirement development on Horsham's sought-after Highwood Estate. Offered with no onward chain.

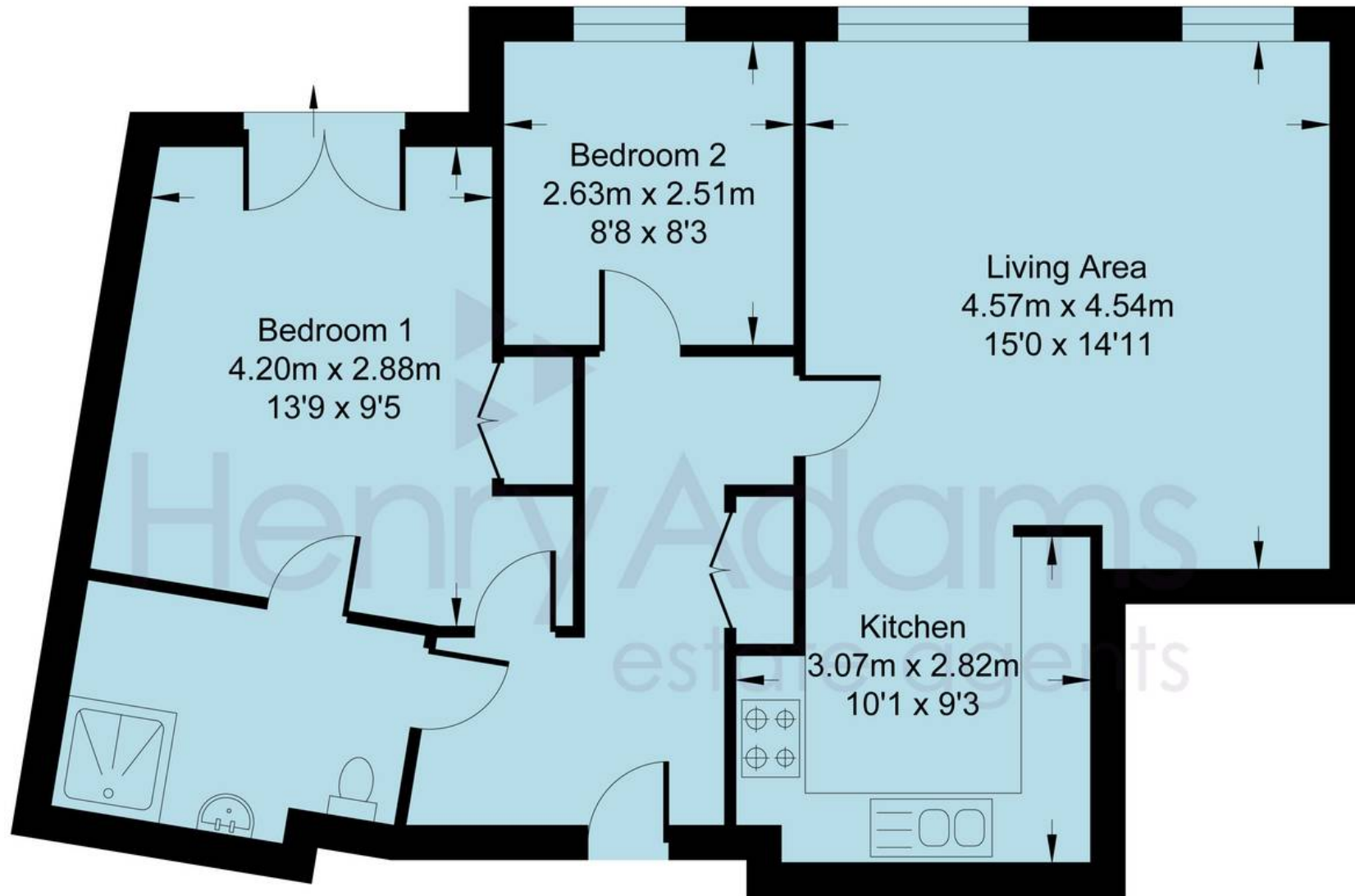
The apartment features a **generous entrance hallway**, providing a welcoming introduction to the property and leading through to the stylish open-plan kitchen and living area. The high-specification kitchen is fitted with a range of integrated appliances, creating a contemporary and practical space that is ideal for both everyday living and entertaining.

The principal bedroom benefits from its own private Juliet balcony, providing a pleasant outdoor feature and allowing plenty of natural light into the room. The **Jack and Jill bathroom**, conveniently accessed from both the hallway and principal bedroom, is well appointed and provides excellent accessibility and convenience.

The second bedroom offers excellent versatility, making it ideal for guests, family members or use as a comfortable home study. Generous proportions throughout provide a feeling of space and comfort. Further benefits include **high-speed fibre broadband, residents-only parking** and a **pet-friendly environment**, allowing residents to enjoy the comforts of modern living while retaining their independence.







FIRST FLOOR FLAT



## 22 Highwood Mill

Approximate Internal Area = 700.40 sq ft / 65.07 sq m  
For identification only - not to scale



Designed exclusively for residents aged 55 and over, Highwood Mill offers an exceptional blend of independent living, comfort and peace of mind, with a professional care and support team available 24 hours a day, seven days a week.

Highwood Mill provides a thoughtfully designed home within a secure and welcoming community, combining contemporary living with the reassurance of professional support available around the clock.

Residents at Highwood Mill enjoy an excellent range of communal facilities designed to encourage an active and sociable lifestyle. These include a restaurant and bar, residents' lounges, library, activity studio, hair and beauty salon, as well as beautifully maintained communal gardens and a woodland walk. There is also secure mobility-scooter storage and off-street parking.

A convenient mini-bus service provides transport into Horsham town centre, making local amenities readily accessible while allowing residents to enjoy the peaceful and attractive setting of the development.

Highwood Mill offers a safe, welcoming and well-maintained environment, combining the independence of owning your own home with the added reassurance of professional care and support available on site.

The property is offered **with no onward chain**.

**Tenure:** Leasehold – 125-year lease commencing in 2017

**Service/Management Charge:** Approximately £562.08 per month

**Ground Rent:** £300 per annum

**Age Restriction:** 55 years and over

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## Henry Adams – Horsham

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