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1 Dereham Court

The Boulevard, Horsham, West Sussex, RH12 1EJ

Guide Price £325,000 Leasehold

COURTNEY GREEN
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Courtney Green are delighted to offer for sale this spacious and very well-appointed ground floor executive apartment, situated on the popular Highwood development and designed and built by the highly acclaimed Berkeley Homes. This impressive property has never been occupied from new and offers a superb level of specification and attention to detail throughout, including a wired Sky Q connection to the living area, communal digital TV/satellite aerial, Cat 6 pre-wired work points, USB charging points in the kitchen and bedrooms, individual heating thermostats in each room, a video entry phone system, and a high-security entrance door. The accommodation in brief comprises an entrance hall, an open plan kitchen & living space with dual aspect window enjoying views over Highwood Village square, two double bedrooms, and a luxury bathroom suite. Outside, there is an allocated parking space with electric car charging provision, bicycle store and bin store.

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.

Entrance Hall

A welcoming entrance space with a video entry phone system, electric radiator, and doors leading to the living room, bedrooms, and bathroom. The entrance hall features downlighting and double doors opening to a useful utility cupboard, which houses the Megaflo pressurised hot water tank, electricity meter and fuse board, and provides space and plumbing for a washing machine.

Open Plan Living Room and Kitchen

A bright and spacious dual-aspect room with attractive views over the central landscaped square of Highwood Village. The kitchen comprises a range of soft grey eye and base cabinets and drawers with complementary quartz worktops, Metro-tiled splashback, and glass-fronted display cabinets. High specification integrated appliances include an electric oven with convection oven/microwave above, four-burner induction hob with extractor, and a full-size dishwasher. There is a stainless steel one-and-a-half bowl inset sink with mixer tap, along with under-cabinet lighting.

Bedroom 1

A generous double bedroom with a side-aspect window, electric radiator, and a full-width fitted wardrobe with high-level shelving and hanging space.

Bedroom 2

A further large double bedroom with a front-aspect window, electric radiator, and a recess suitable for fitted wardrobes.

Luxury Bathroom Suite

This well-appointed bathroom features an enclosed panel bath with shower over, bath mixer, and a tiled niche. There is a low-level WC with concealed dual-flush system, wall-hung wash hand basin with mixer tap, and a recessed mirror with integrated lighting and shaver point. Additional features include downlighting, a heated towel radiator, extractor fan, full-height Metro wall tiling, and mosaic floor tiling.

Outside

The property is bordered by attractive, well-kept low-level planting. Adjacent to the block is a residents' parking area for Dereham Court residents, where the property benefits from one allocated space with electric car charging provision. There are also communal bicycle and bin stores, as well as numerous visitor parking spaces.

Additional Information

Lease Length	- 135 years from 01/10/2022
Service Charge	- £1812.16 per annum
Ground Rent	- zero
Estates Charge	- £154.82 per annum

Council Tax Band - 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.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.

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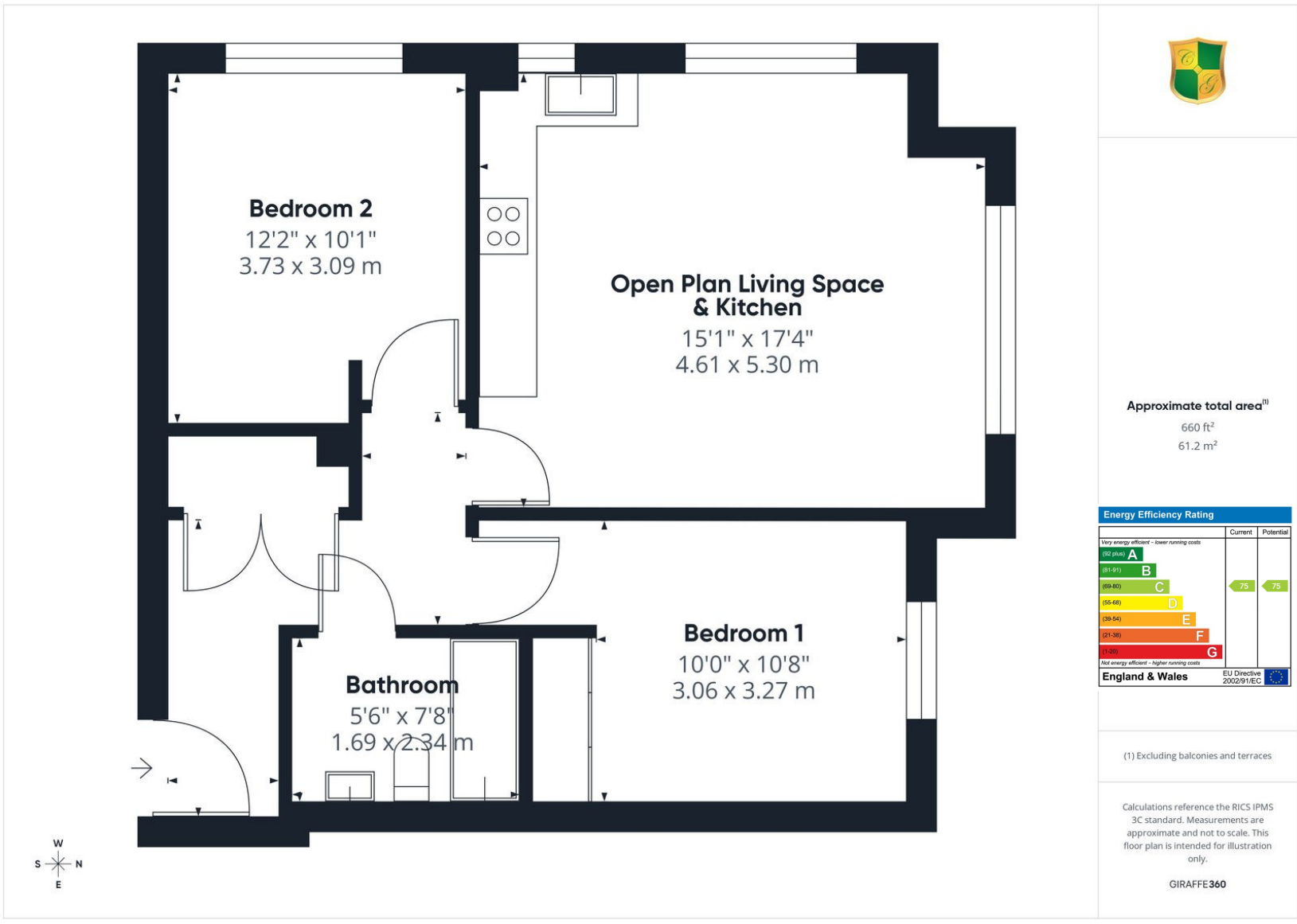

Approximate total area(1)
660 ft²
61.2 m²

(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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