



13 Longhurst House

Scholars Walk, Horsham, West Sussex, RH12 1AD

Guide Price £290,000 Leasehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

13 Longhurst House, Scholars Walk, Horsham, West Sussex, RH12 1AD

Courtney Green are delighted to be offering for sale this spacious and very well appointed first floor apartment, situated on the highly acclaimed Highwood development, designed and built by Berkeley Homes. With a high specification and attention to detail, the property features a spacious open plan kitchen/living space with integrated appliances, large principal bedroom with luxury en-suite shower room, a further double bedroom and an additional luxury bathroom. All the rooms within the apartment are accessed from a spacious hallway which also has a large double storage cupboard and airing cupboard. The concept of the Highwood development is that of a classic English village culture where the traditionally styled homes, attractive street scenes, village pond and central square create a real sense of community, yet in a location which is close to Horsham town centre, with its comprehensive range of shopping, sporting and leisure facilities and transport links to London, Gatwick Airport and the coast.

The accommodation comprises:

Security **Front Door** to

Communal Entrance
With stairs rising to

First Floor Level
Private front door to

Entrance Hall
A light and spacious area with wall mounted radiator, entry phone system, fitted double utility cupboard, further storage cupboard and doors to

Living/Dining Area
Double glazed French doors opening to Juliette balcony, two radiators, entertainment hub with t.v. and Sky points, telephone points, thermostat control and Amtico flooring throughout.

Kitchen Area
The kitchen comprises a range of eye and base level cabinets and drawers, complementing work top with inset stainless steel sink unit with mixer tap, integrated four ring hob with hidden extractor fan over, integrated electric oven, integrated fridge/freezer, integrated dishwasher, cupboard housing gas boiler, inset spot lights.

Principle Bedroom

Double glazed side aspect window, radiator, fitted double wardrobe with mirrored doors, radiator, t.v. aerial and telephone point, door to en-suite shower room.

En-suite Shower Room

Walk in over-sized shower cubicle with glass shower screen, chrome shower control, rainfall shower attachment, tiled walls, low-level WC with dual flush, wall mounted wash hand basin with chrome mixer tap, recessed mirror and shaving point, Amtico flooring, chrome heated towel rail, LED down lighting.

Bedroom 2

Double glazed rear aspect window overlooking the attractive communal courtyard, fitted double wardrobe with mirrored doors, radiator.

Bathroom

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, low-level WC with dual flush, recessed mirror with shaver point, chrome heated towel rail and LED downlighting.

OUTSIDE

Communal gardens surround the property and there is an attractive communal courtyard in the central external area.

Parking

There is one allocated parking plus additional visitors' parking spaces.

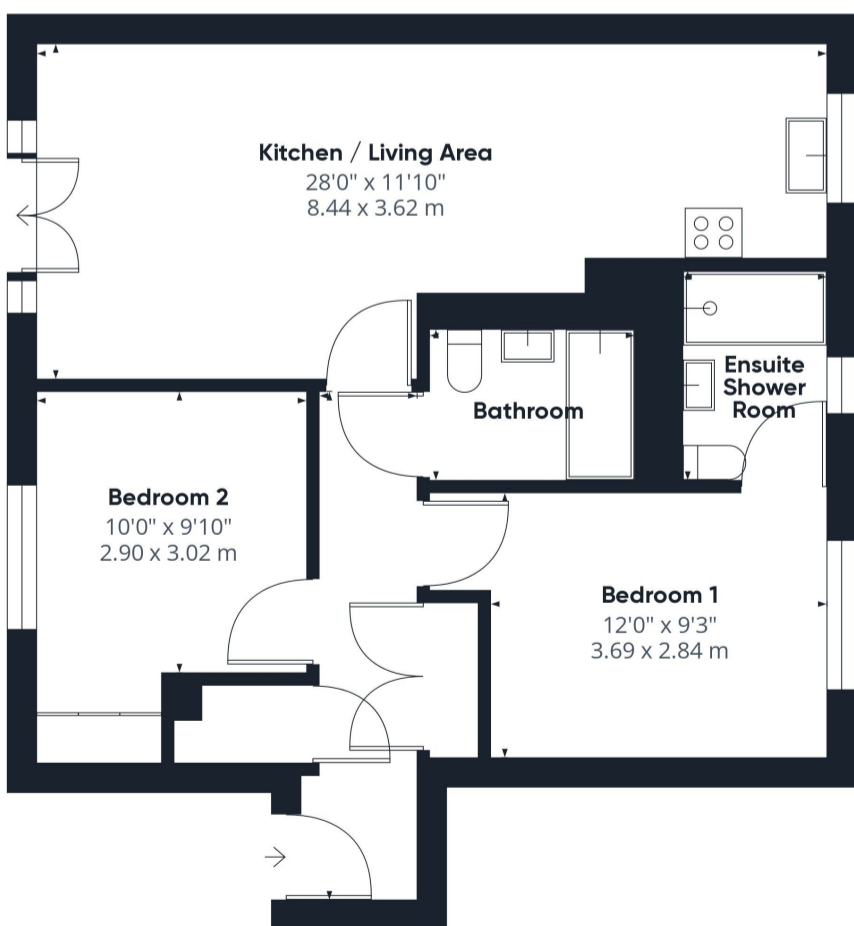
Two Lockable bike storage areas and Bin Storage Area.

TENURE

Leasehold - Lease 125 years from October 2014
Service Charge - £1412.28 from 01/10/2023 - 30/09/2024
Estate Charge - £134.44 per annum
Ground Rent - £350 per annum
Managing Agents - Courtney Green
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.



Approximate total area[®]
697.18 ft²
64.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	