



Highwood House, Longhurst Avenue, Horsham

Guide Price £290,000

4 Highwood House, Longhurst Avenue

Highwood Village, Horsham

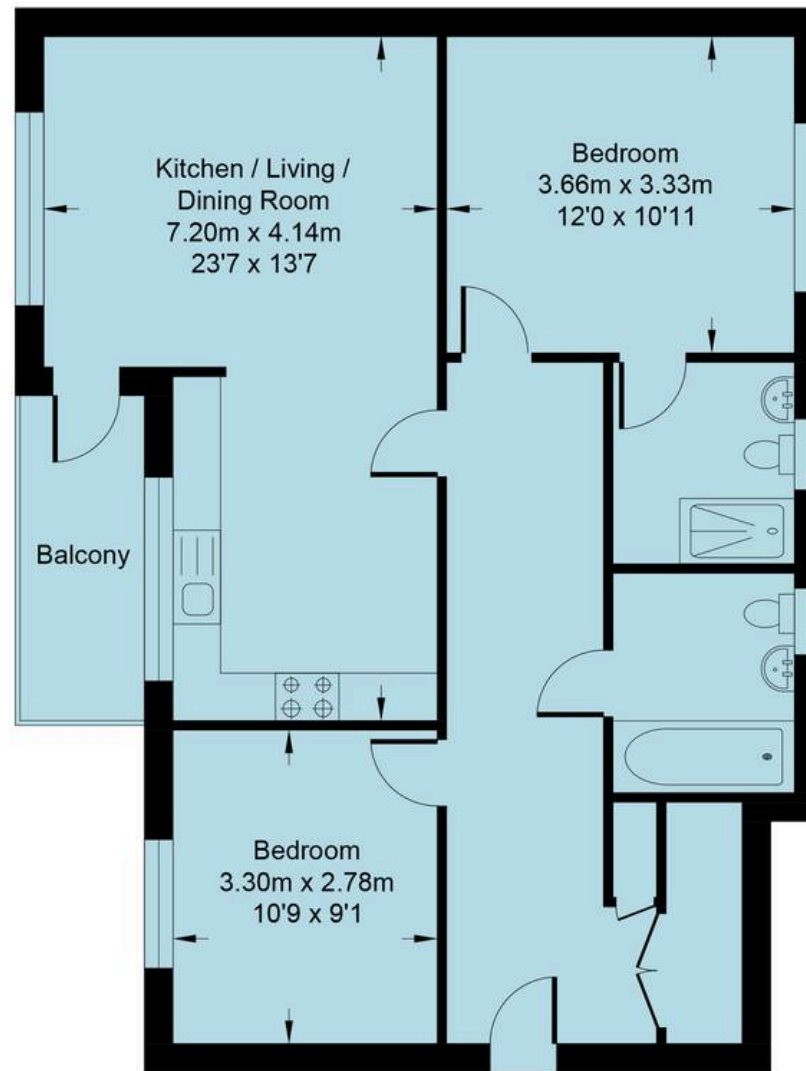
This beautifully presented, two bedroom, two bathroom first floor apartment features a superb blend of open plan living space along with a private balcony. It is ideally located with access to Horsham town centre, the mainline railway station, and the nearby countryside with local walks. The reception hallway welcomes you and leads through to a fabulous open plan kitchen/dining/living space which enjoys a southerly aspect providing a light and airy feeling along with an access door to the private outdoor balcony. The kitchen has a range of wall and base cabinets with complimenting work surfaces running through, there is a selection of integrated appliances including an oven, electric hob and extractor hood, also of note is the integrated dishwasher. The open plan living area is the heart of the property and is perfect for entertaining family and friends, so why not invite them over for a glass of fizz and a catch up on all the recent news. The balcony is big enough for a small table and a couple of chairs and takes full advantage of the apartments sunny aspect – the ideal spot to sit out and relax on warm summer days.

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The reception hallway accommodates a utility cupboard where there is space and plumbing for the washing machine. The main bedroom suite is of generous proportions and currently accommodates a king size bed and 2x triple wardrobes comfortably, it also has an aspect onto the quiet centre garden.







GROUND FLOOR



Longhurst Avenue

Approximate Area = 794 sq ft / 73.8 sq m

Total = 794 sq ft / 73.8 sq m

For identification only - not to scale



There is an accompanying ensuite bathroom which is finished to a high specification and features a large walk-in shower, wash hand basin and a low level WC - all complimented with quality chrome fittings. The second bedroom is of decent proportions and has space for freestanding wardrobes and a dressing table whilst enjoying a southerly aspect. Completing the living space is a family bathroom which has a wall mounted shower over the bath, a wash hand basin, a low level WC along with quality chrome fittings and tiling to the floor and walls.

Externally, the property has two allocated parking spaces, providing ease for both residents and guests. Further advantages include secure bike and bin storage, as well as a private storage room located at the rear of the building.

Agents Note: Leasehold - Lease Length 100 years from 2015. Annual service charge £1510. annual ground rent £350 (approx..)

Council Tax band: C EPC Energy Efficiency Rating: C







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.