



9 Harpers Lodge Arundale Walk, Horsham

Guide Price £285,000

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Horsham

A modern and contemporary two bedroom, two-bathroom NO onward chain first floor apartment that is well presented throughout and offers a high specification. The location is ideal for access to Horsham town centre, the mainline train station, a selection of well-regarded pubs, bars and restaurants and the nearby countryside.

Upon entering this spacious and light apartment you will be greeted by a reception hallway hosting the utility cupboard that houses the washing machine away from the rest of the apartment and provides a good amount of storage space. The main sitting/dining room is a generous space and there are double doors opening onto a Juliet balcony. The kitchen has a significant range of wall and floor units as well as high-end integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor hood. The room also provides ample space for a sofa and dining furniture and features a double aspect providing a light and airy feeling.

The impressive main bedroom has integral sliding wardrobes and en-suite with large walk-in shower. The second bedroom is also of decent proportions and provides ample space for a double bed as well as a desk for remote working. The large family bathroom is also accessed from the hallway. All bathrooms are finished with a high specification finish with quality chrome fitments and modern and contemporary tiling.





Harpers Lodge

Approximate Area = 743 sq ft / 69.0 sq m

Total = 743 sq ft / 69.0 sq m

For identification only - not to scale





The property benefits from an allocated parking space and well maintained communal gardens, all floors can be accessed by elevator or stairs.

Highwood Village is a sought after Berkeley Homes development with a strong sense of community with paths and nature areas on the edge of Horsham town. Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Ground rent £450,00 per annum

Service charge £2003.73 per annum

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B







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