



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





Located in one of Horsham's most sought-after developments, this impressive two double bedroom second floor apartment offers modern, spacious living accommodation, in an attractive setting.

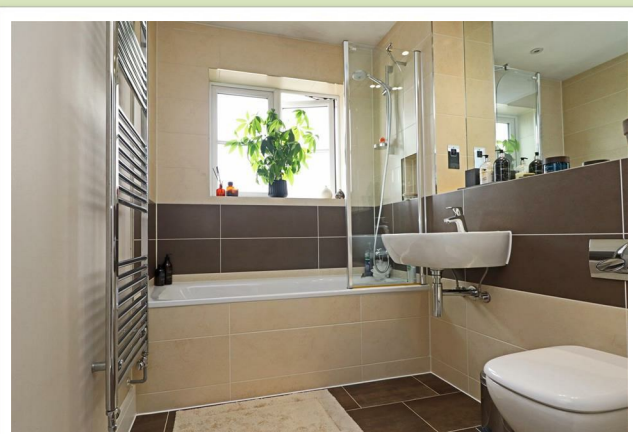
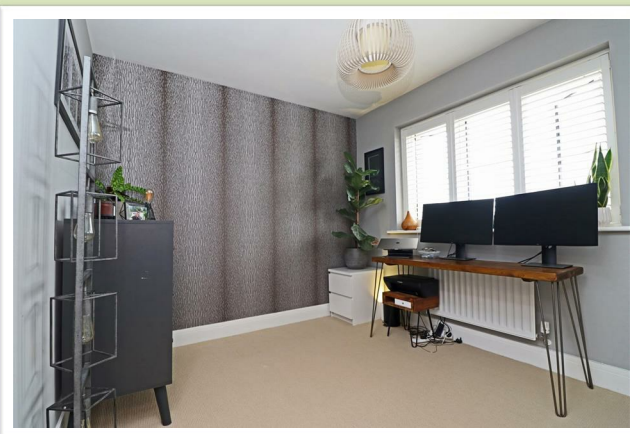
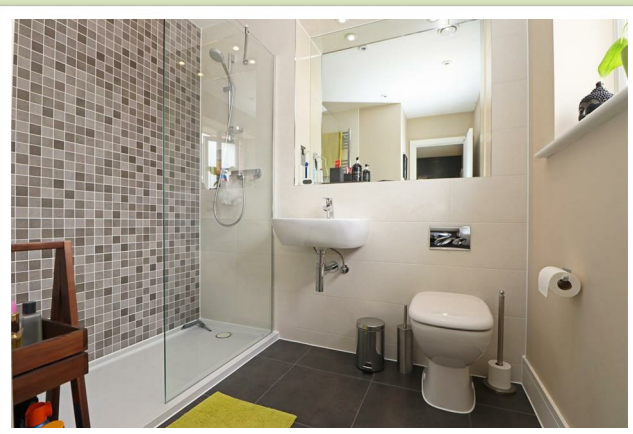
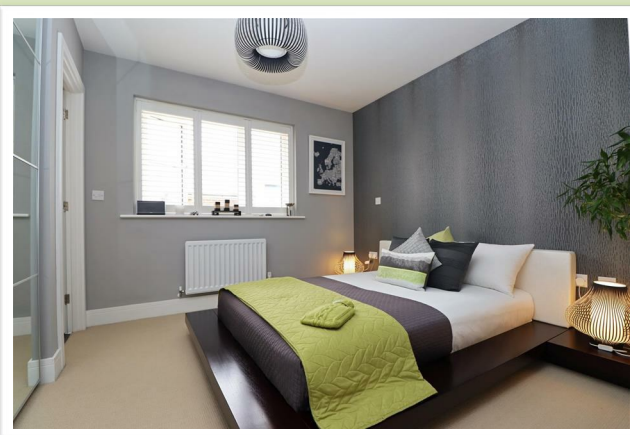
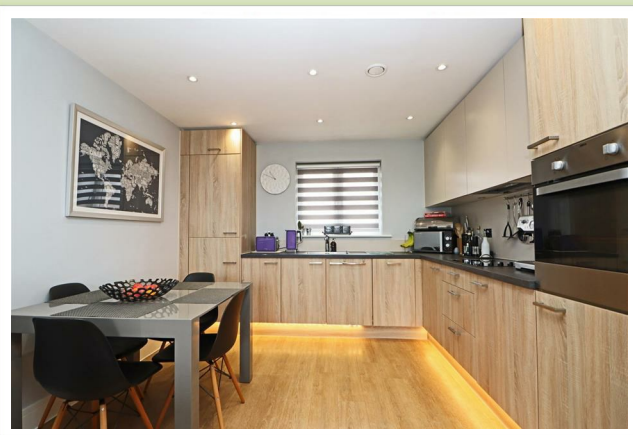
Built by Berkeley homes, the attention to detail is evident as you drive through the attractive residential streets leading to the property. With the impressive boulevard and open green spaces, childrens' play area and open views, the apartment is a short walk to Broadbridge Heath leisure centre but also within easy reach of the vibrant town centre of Horsham; with its excellent amenities, independent shops and thriving restaurant and entertainment scene, the area is noted for its outstanding natural beauty with St Leonards Forest and the South Downs National Park and Downslink trail close by, you can see why so many people choose to Settle down in Highwood.

The property is beautifully presented throughout. Accessed by secure entry system, a communal hallway and stairs lead to this second floor apartment. The front door opens to an inner hallway with large airing cupboard with space for a freestanding washer/dryer, and single cupboard storage. The main living space is bright and open plan, finished in neutral tones, with plenty of room for sofas and dining room furniture. There is a Juliette balcony allowing lots of natural light to fill the room. The kitchen is tastefully appointed and provides fully integrated appliances including dishwasher, fridge freezer, oven and hob.

The principal bedroom is a generous size and provides space for a large wardrobe and features an en-suite with walk-in shower. The second bedroom is also a good sized double and a fully fitted bathroom with tiled flooring and heated towel rail completes the internal accommodation.

Externally the property benefits from one allocated parking space and the use of visitor parking.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

Stairs to:

TOP FLOOR

Front door to:

ENTRANCE HALL

OPEN PLAN LIVING/DINING/KITCHEN

LIVING AREA 11'10" x 12'10" (3.61m x 3.91m)

KITCHEN/DINING AREA 10'10" x 10'01" (3.30m x 3.07m)

BEDROOM ONE 12'02" x 10'01" (3.71m x 3.07m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'02" x 9'0" (3.40m x 2.74m)

BATHROOM

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

ADDITIONAL VISITOR PARKING

OUTGOINGS

LEASE LENGTH: 125 years from October 2014.

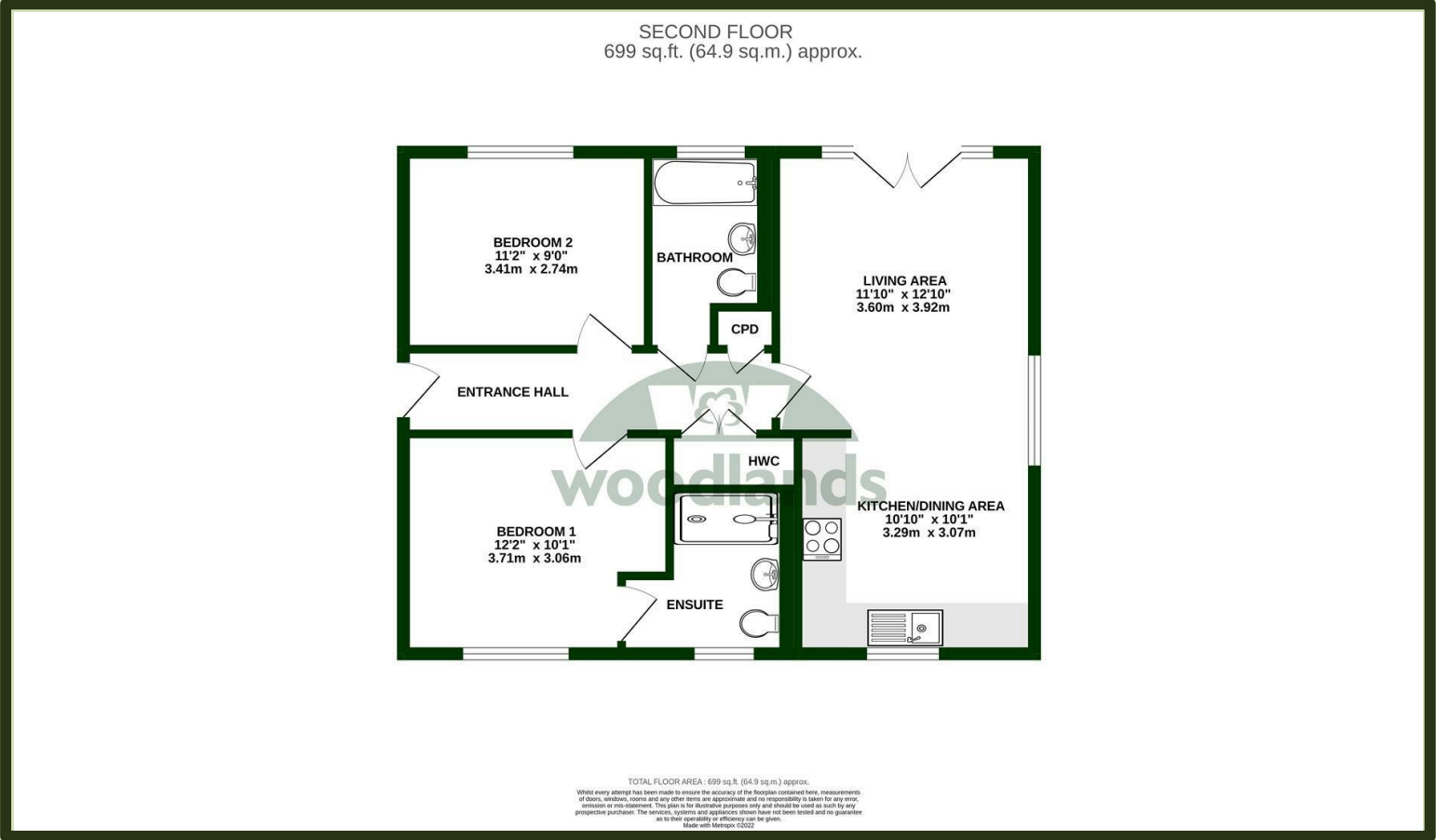
MAINTENANCE: £1,200 pa. Reviewed every October.

GROUND RENT: £350 per annum.

ESTATE CHARGE: £120 pa. Reviewed every October.



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LOCATION: The property is situated in the highly regarded Highwood development, designed and built by Berkeley Homes. The development offers a real sense of community with village pond and central square whilst offering excellent road links for the A24/Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25 and provides great connections to London, Heathrow and Gatwick International Airports. The location also offers great access for Broadbridge Heath with it's large Tesco superstore and sports centre.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. There are two mainline railway stations in Horsham, with direct links to Gatwick and London (Victoria/London Bridge). You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham proceed in a Westerly direction along Guildford Road (A281). At the flyover roundabout take the first exit. At the next roundabout turn left into the Highwood development. Proceed to the T junction and turn left. Proceed along the Boulevard passing the turning for Arundale Walk. Take the next left into Longhurst Avenue and then the next right into Scholars Walk. Follow the road round to the left where Longhurst House can be found on the left hand side, opposite the play area.

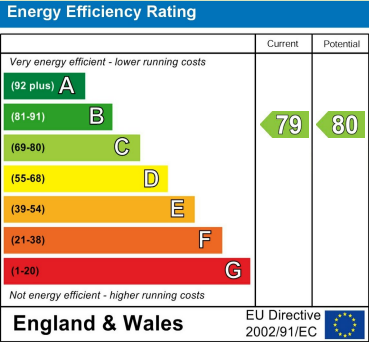
COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.