



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.

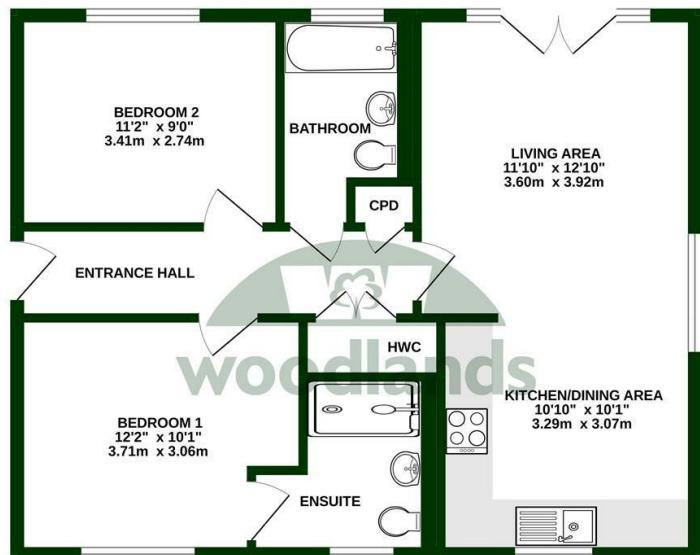
GROUND RENT: £350 per annum.

ESTATE CHARGE: £120 pa. Reviewed every October.



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SECOND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and no guarantee is given as to their operability or efficiency can be given.
Plotted with Metrixpix 02022

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 its 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.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	80
(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	

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

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


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Tel: 01403 270270