



Highwood Mill, The Boulevard, Horsham, West Sussex, RH12 1GF



woodlands



Set within the highly regarded Highwood Estate, this exceptional two-bedroom first-floor apartment offers a wonderful combination of stylish independent living, excellent facilities and the reassurance of care and support available whenever it may be needed. Designed exclusively for those aged 55 and over, Highwood Mill provides an attractive and welcoming community where residents can enjoy their own private home while benefiting from an outstanding range of amenities right on the doorstep.

This is one of the more spacious apartments within the development and occupies a particularly desirable position, enjoying an attractive outlook across the development's impressive landscaped boulevard. A lift provides easy access to every floor, while the apartment itself offers a generous and beautifully considered layout.

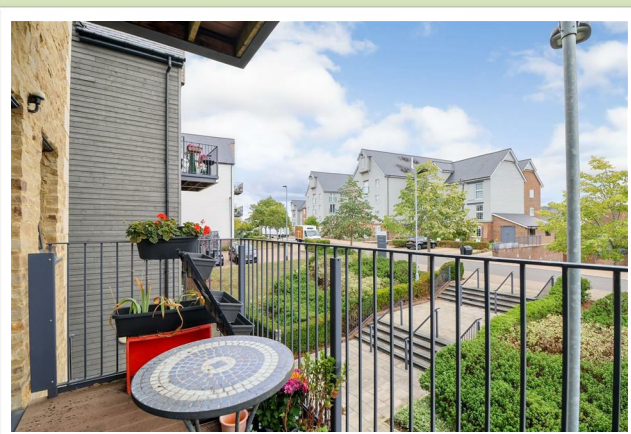
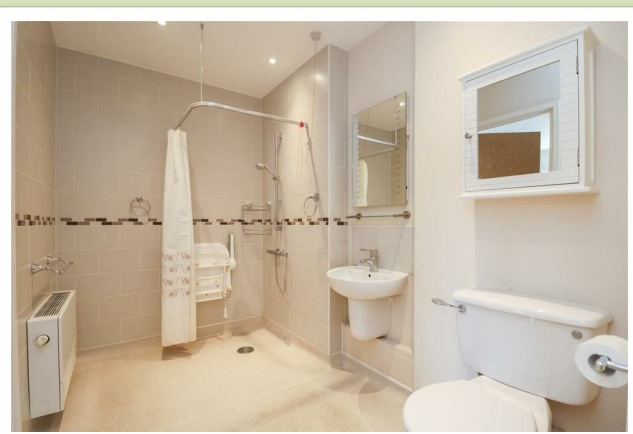
At the heart of the home is a superb open-plan living and dining space, creating a bright and sociable environment for both relaxing and entertaining. Full-height glazing and a glazed door lead directly onto the private balcony, where the appealing boulevard views can be enjoyed. The contemporary kitchen is seamlessly incorporated into the living space and is fitted with a comprehensive range of integrated appliances.

Both bedrooms are excellent-sized doubles, with the principal bedroom offering particularly impressive proportions, along with a fitted wardrobe and convenient access to the Jack and Jill-style wet room. The spacious entrance hall provides an immediate sense of the apartment's generous dimensions, with useful storage including both a large coat cupboard and airing cupboard.



Life at Highwood Mill extends well beyond the front door. Residents have access to a superb on-site restaurant, hair and beauty salon, welcoming communal lounge, beautifully landscaped gardens and an extensive programme of activities, creating a genuinely sociable and vibrant atmosphere. Perhaps most importantly, a professional care team is available on site 24 hours a day, seven days a week, providing invaluable peace of mind while allowing residents to retain their independence.

For those seeking a beautifully presented and generously proportioned home in an attractive setting, with exceptional facilities, a welcoming community and the comfort of support available whenever required, this impressive apartment represents a particularly appealing opportunity.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

LIFT OR STAIRS TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 10'4" x 21'3" (3.15m x 6.48m)

BALCONY 9'3" x 5'11" (2.82m x 1.80m)

KITCHEN 11'11" x 7'2" (3.63m x 2.18m)

BEDROOM ONE 10'0" x 16'7" (3.05m x 5.05m)

WET ROOM 9'6" x 6'4" (2.90m x 1.93m)

BEDROOM TWO 9'3" x 17'1" (2.82m x 5.21m)

OUTSIDE

COMMUNAL GARDENS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 115 YEARS

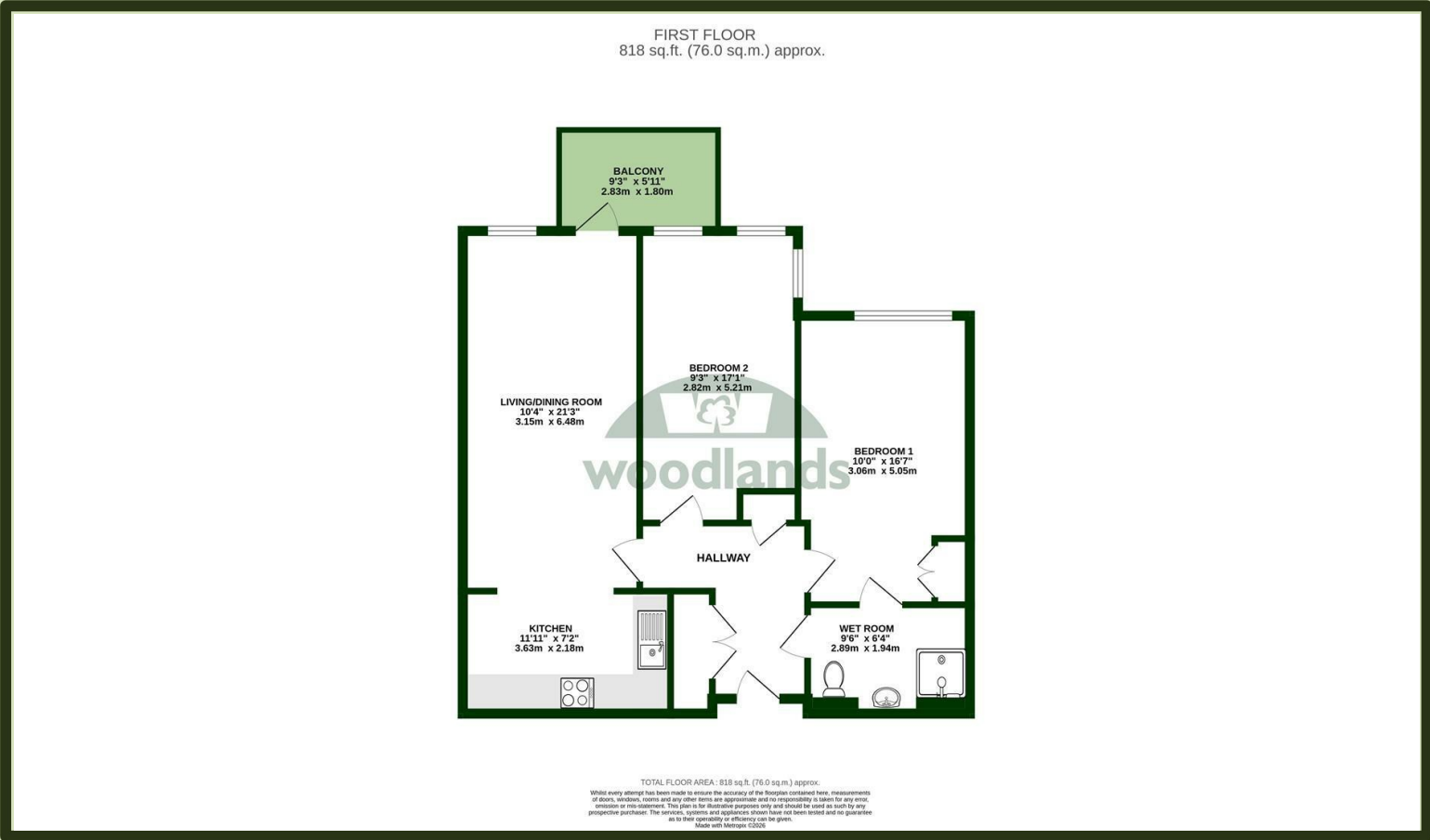
SERVICE CHARGE: APPROX £7,000 P/A

GROUND RENT: INCLUDED IN SERVICE CHARGE

NO ONWARD CHAIN



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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 onto The Boulevard. Highwood Mill can be found on the left hand side.

COUNCIL TAX: Band C.

EPC Rating: B.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	