



7 Highwood House, Longhurst Avenue, Horsham

Guide Price **£290,000**

7 Highwood House Longhurst Avenue

Highwood Village, Horsham

This beautifully presented, two bedroom, two bathroom second 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 and the mainline railway station.

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 door to the private outdoor balcony. The kitchen has a range of wall and base cabinets, there is a selection of integrated Zanussi appliances including an oven, electric hob and extractor hood, also of note is the integrated dishwasher and fridge/freezer. The reception hallway accommodates a utility cupboard with space and plumbing for the washing machine. The main bedroom has an accompanying en-suite bathroom which is finished to a high specification with large walk-in shower, wash basin and a low level WC. The second bedroom is of decent proportions and has a fitted wardrobe and enjoys 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. The apartment also benefits from two large storage cupboards, one a perfect utility space.

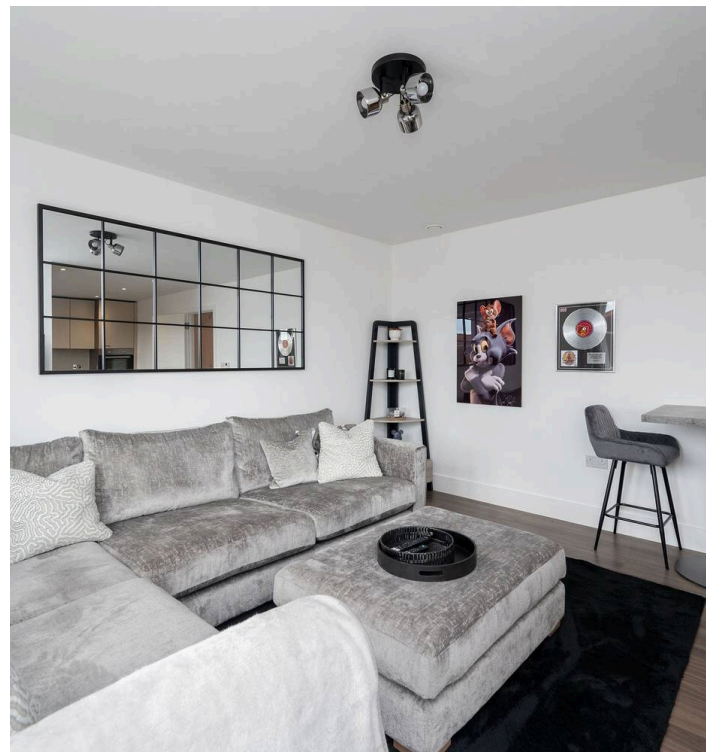
Agents Note: Annual service charge £1400 annual ground rent £350

Council Tax band: C

Tenure: Leasehold

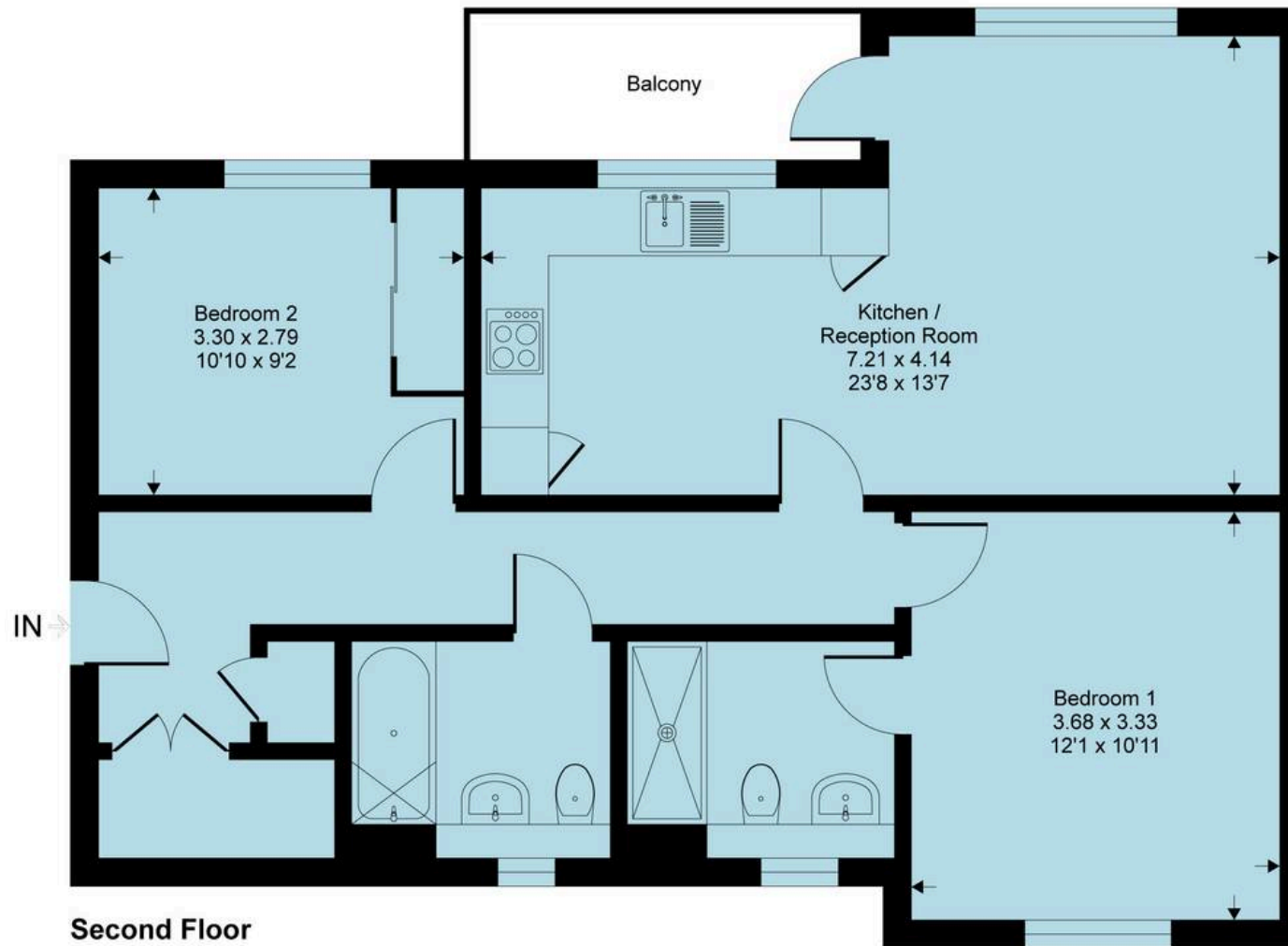
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Highwood House, RH12

Approximate Gross Internal Area = 71.1 sq m / 766 sq ft



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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