



7 River Walk, Horsham

Guide Price £1,150,000

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Horsham, Horsham

A substantial five bedroom, three bathroom detached home on the prestigious Highwood Development. Internal viewing highly recommended to appreciate it fully. Having a well thought out arrangement of living and bedroom space arranged over three floors, this property offers an impressive 2,454 ft. of living accommodation and undergone numerous upgrades above Berkeley Homes' already high specification.

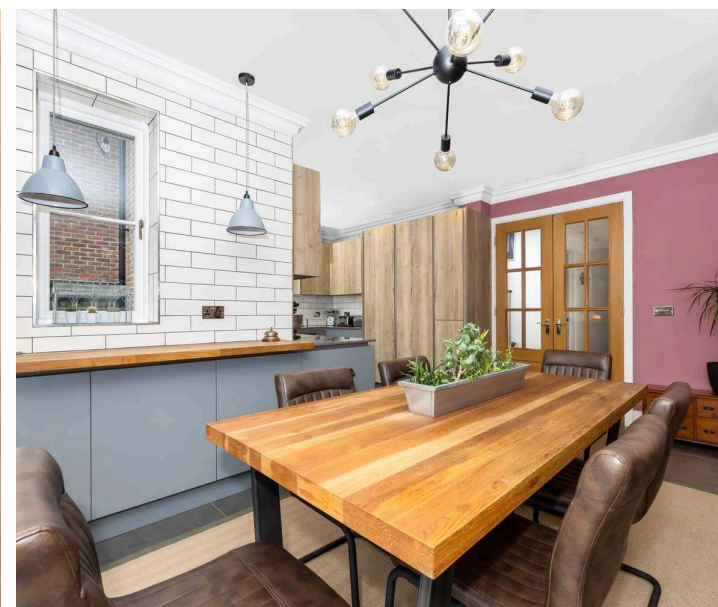
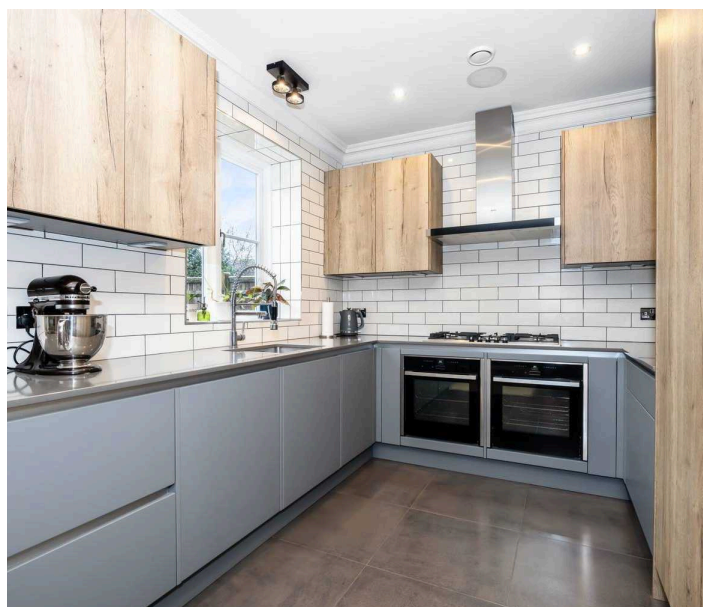
To the ground floor the reception hallway welcomes you and has double doors that lead through to the kitchen/dining/family room which is an ideal social family space with bi-folding doors opening directly onto the rear garden terrace. The kitchen is presented to a high specification with space for a freestanding range cooker and USA style fridge/freezer. There is tiled flooring running through with underfloor heating. The main sitting room enjoys a box bay window to the front aspect, has a feature fireplace and there is a feeling of airiness and space due to the high ceilings and full height window plus built-in surround sound speakers. Further reception space to the ground floor includes a dining room plus there is a convenient utility room, cloakroom and generous under stairs storage cupboard.

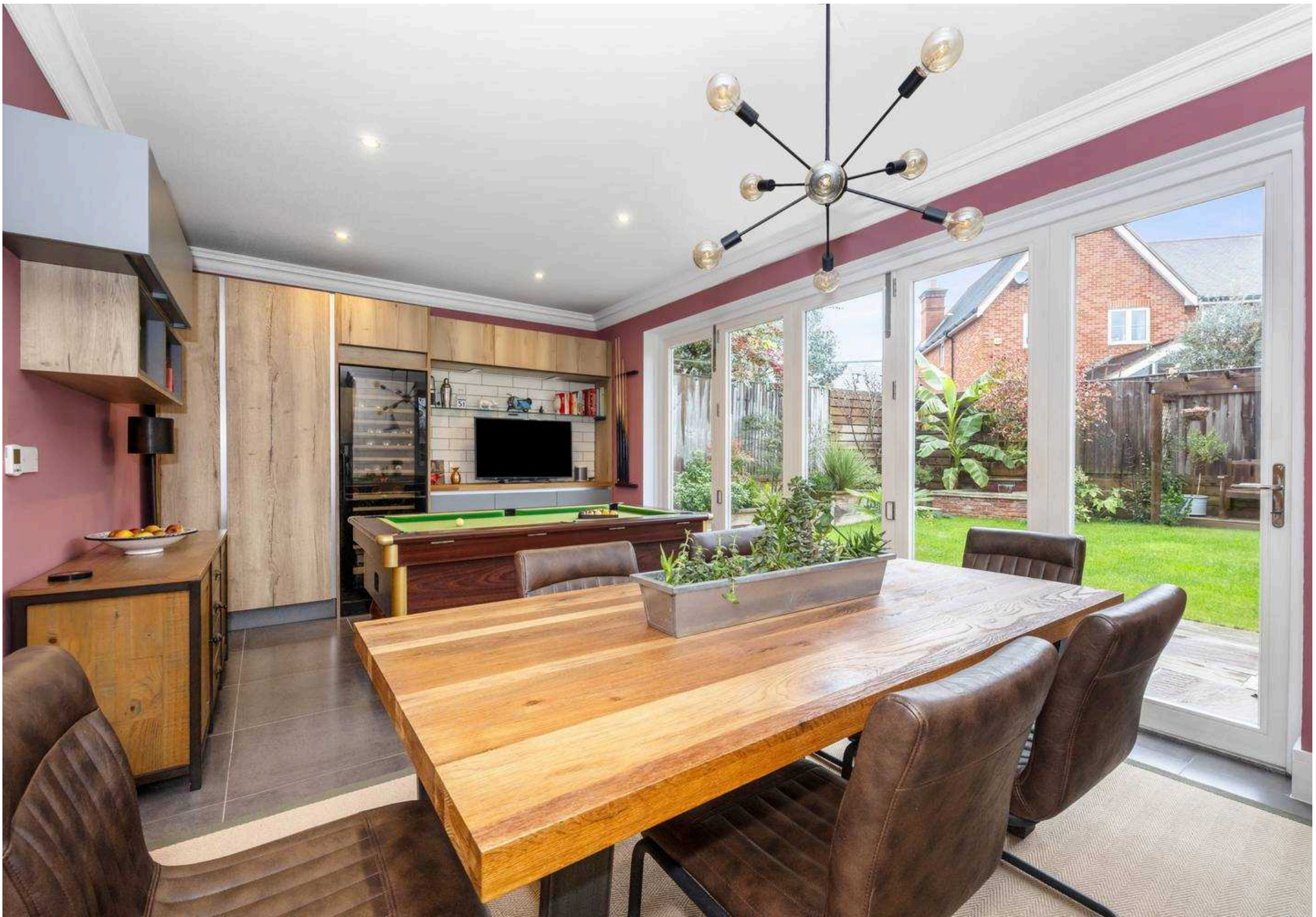
Council Tax band: G

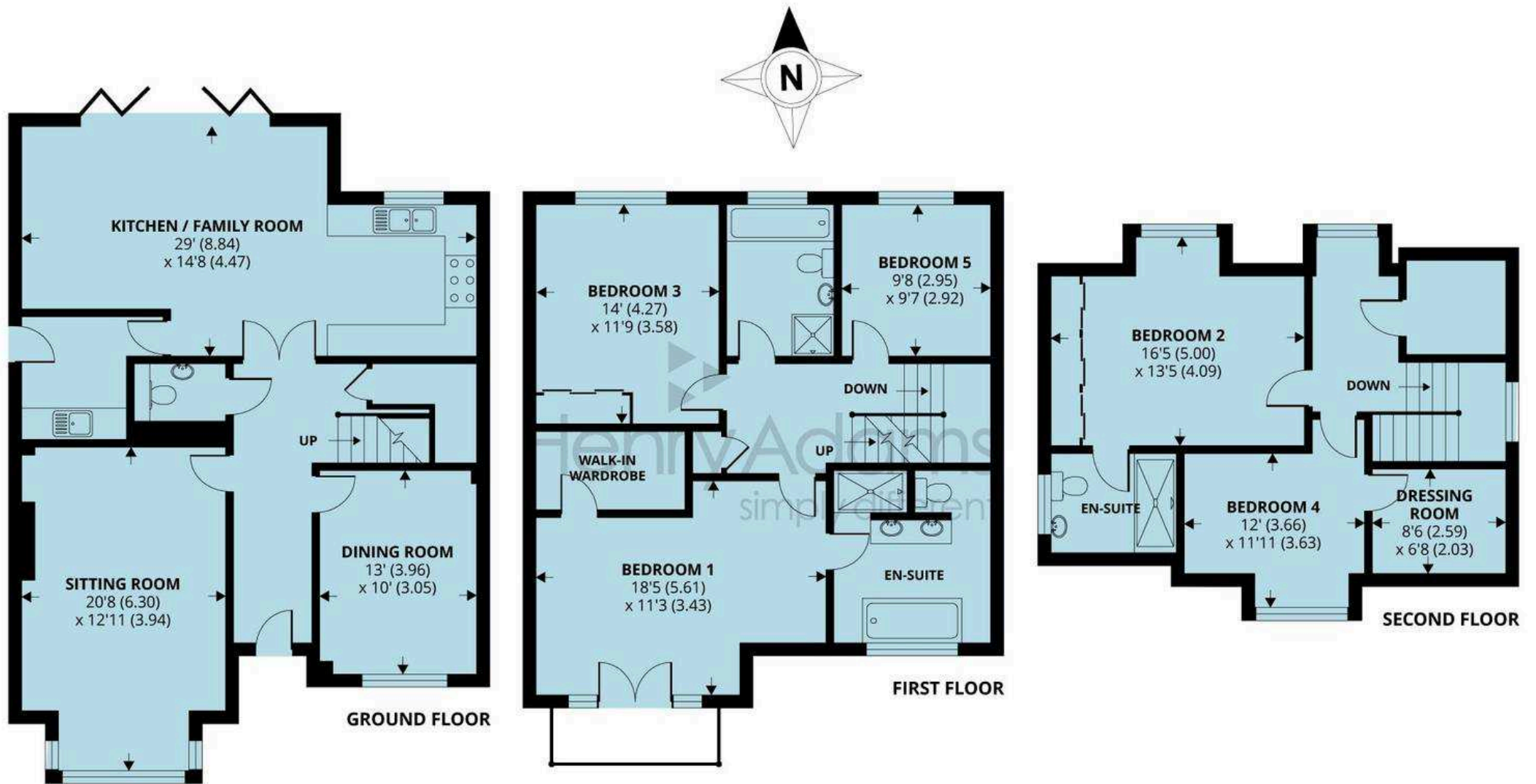
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



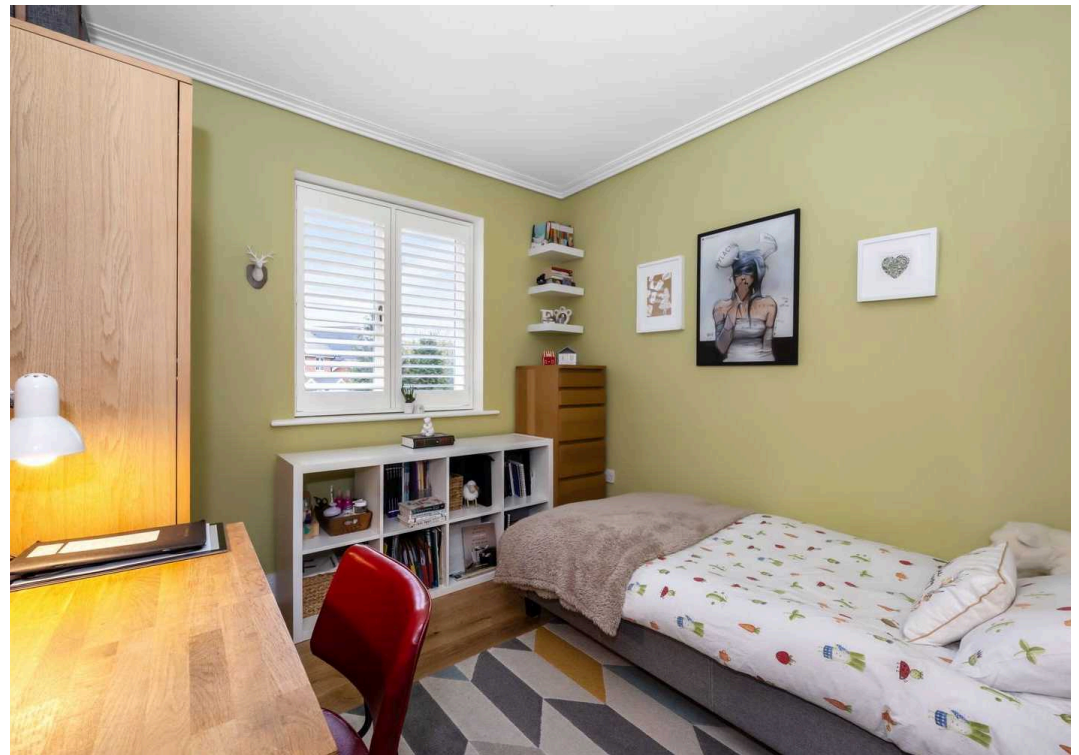
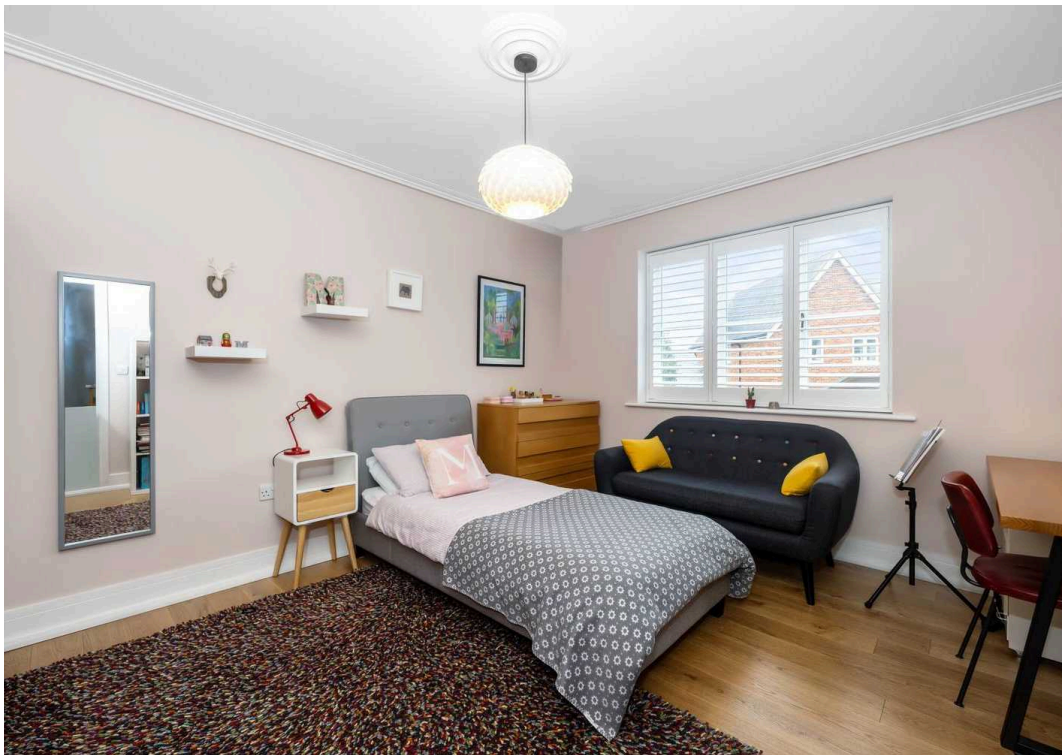
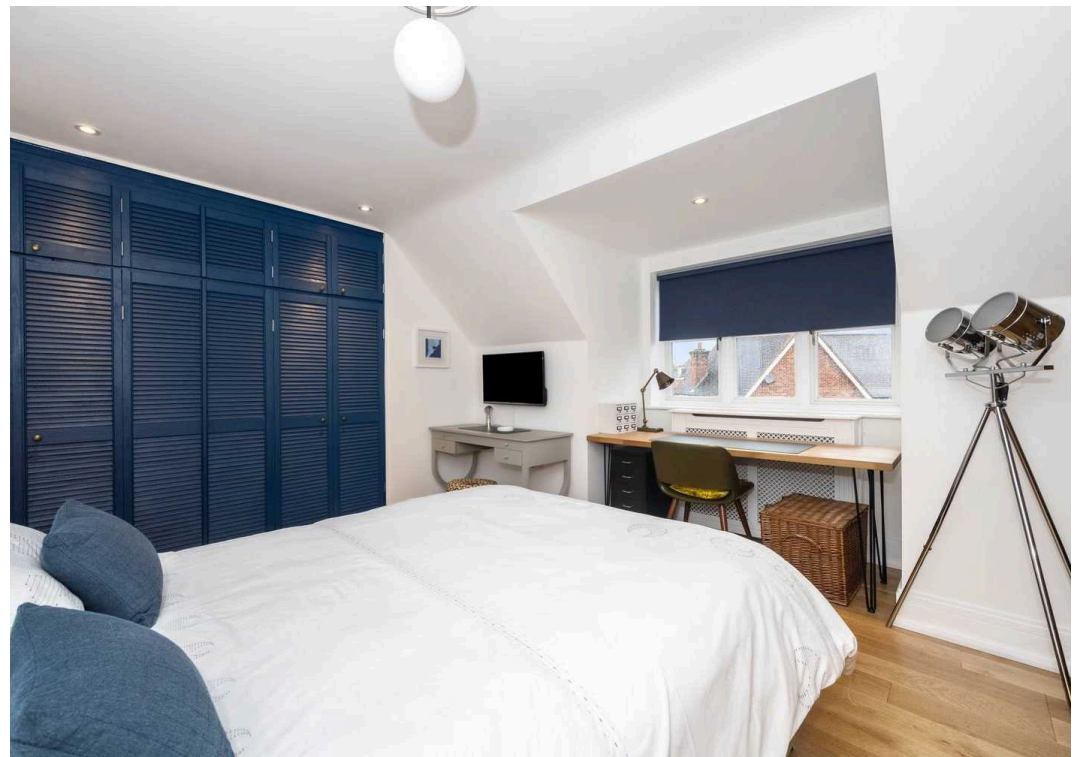




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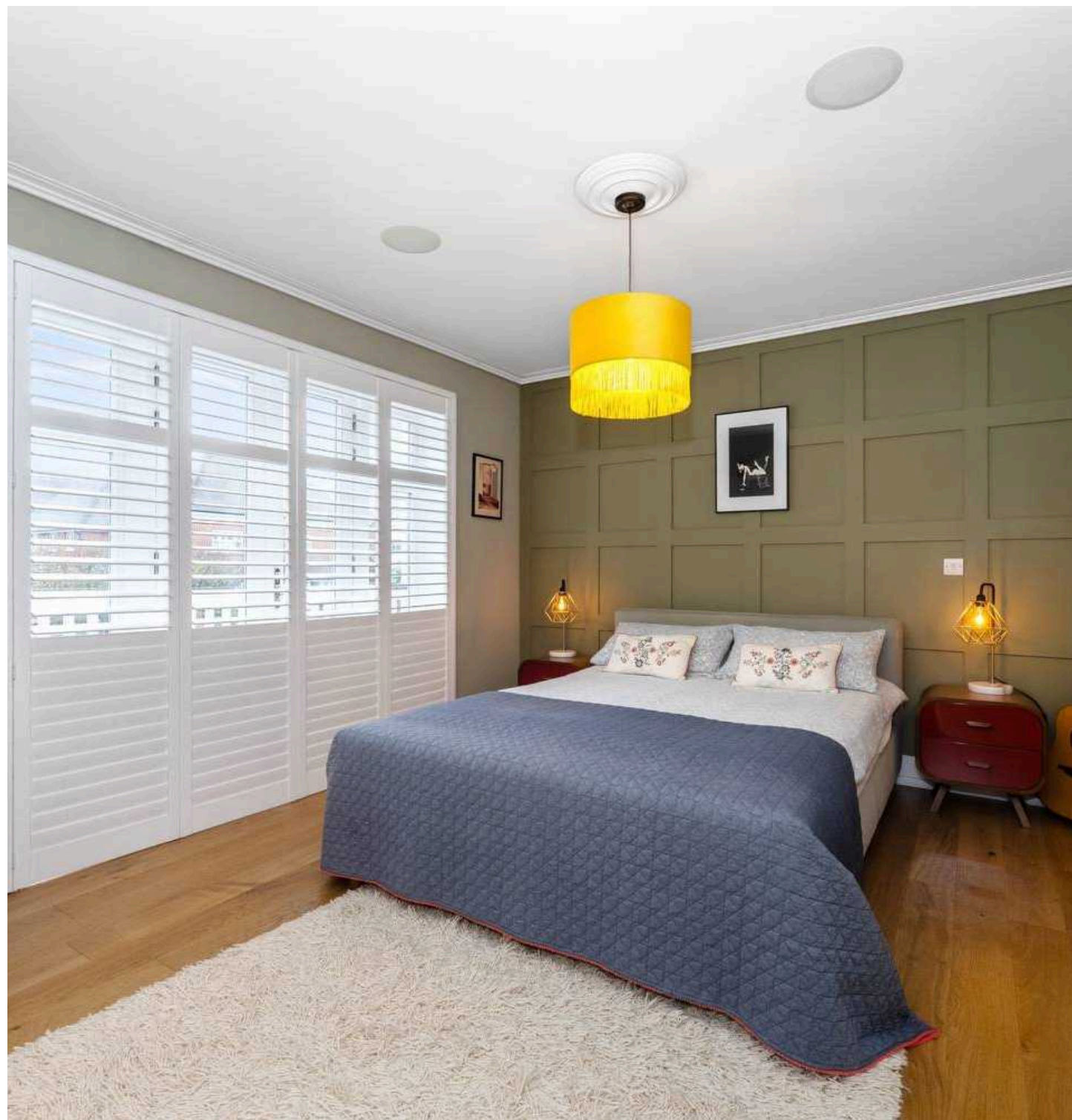
APPROX. GROSS INTERNAL FLOOR AREA 2454 SQ FT 227.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

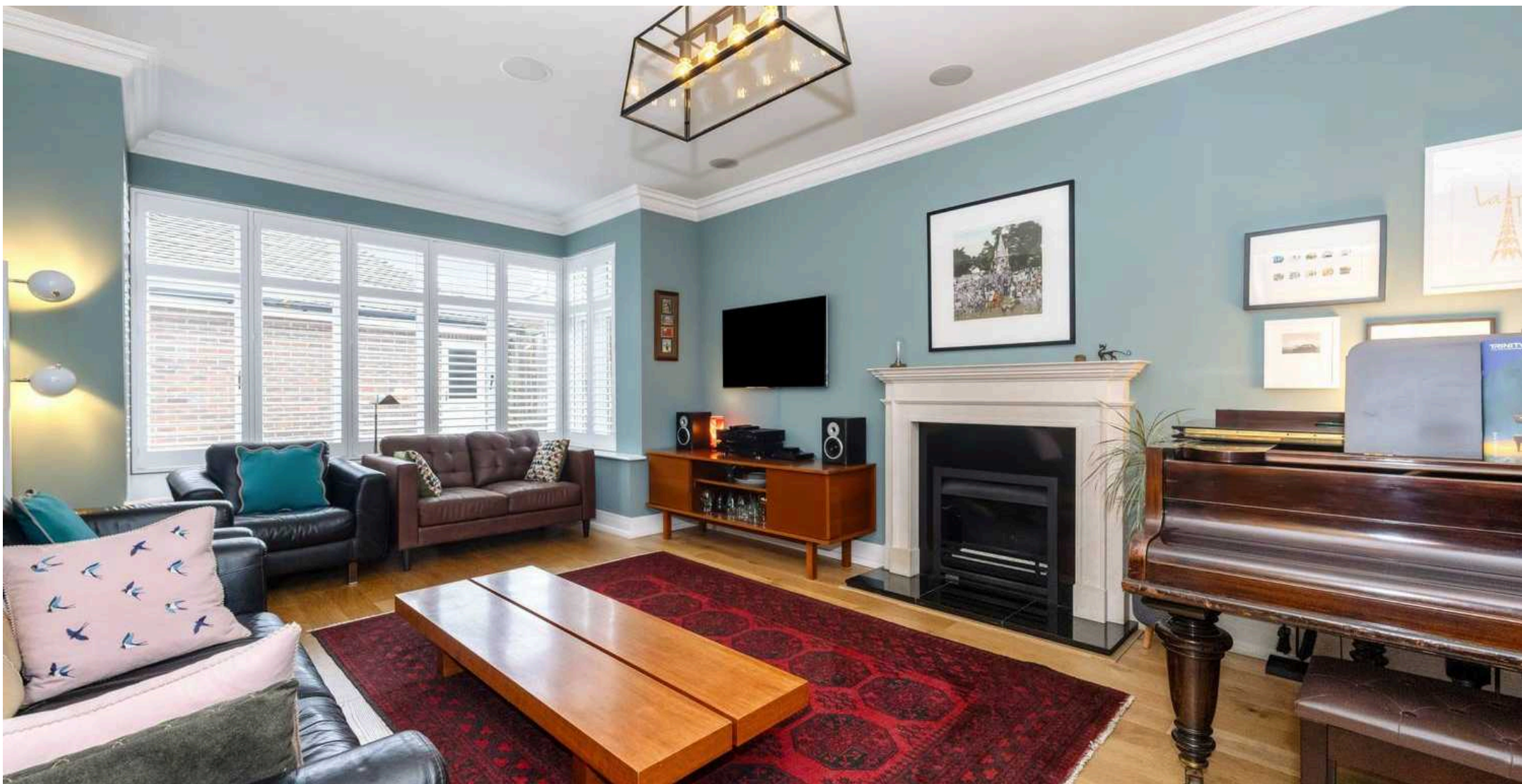


To the first floor the principal bedroom suite has double doors leading to the balcony which is ideal for early morning coffee/breakfast. There is a well-proportioned walk-in dressing room plus a luxurious en-suite bathroom with full suite including freestanding bath, large walk-in shower and twin wash handbasins, all finished by Villeroy and Boch with chrome Vado fittings. There are two further bedrooms to the first floor plus a well-equipped family bathroom. A further staircase leads to the second floor where there is another well-proportioned bedroom with en-suite shower room and wardrobe space. There is a further bedroom plus an adjacent walk-in dressing room.

- Detached Double Garage
- Balcony from Bedroom One
- Driveway Parking
- Five Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen / Family Room with Quality Integrated Appliances
- Bi-Fold Doors from Kitchen/ Family Room to Garden
- Substantial Detached Property on Prestigious Highwood Development







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.