



**Price**  
**£395,000**  
**Leasehold**

2x  2x  1x 

Dereham Court, Horsham, West Sussex,  
RH12

**cubitt&west**  
Helping you move forwards



## Main features

- **First floor apartment on Highwood development**
- **Allocated parking space**
- **Beautiful open plan living space**
- **Stylish kitchen with Bosch integrated appliances**
- **Amtico flooring and fitted wardrobes**
- **Secure video entry system**
- **\*Internal images shown are for illustrative purposes only.**

## Accommodation

### FIRST FLOOR

Entrance Hall

Living Area: 12'8 x 12'2 (3.86m x 3.71m)

Kitchen/Dining Area: 12'2 x 11'3 (3.71m x 3.43m)

Bedroom 1: 17'5 x 9'4 (5.31m x 2.85m)

En Suite Bathroom

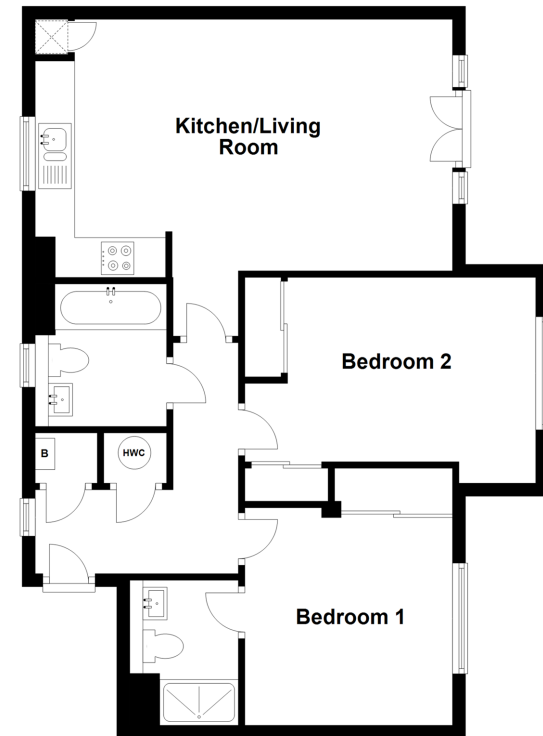
Bedroom 2: 12'2 x 11'9 (3.71m x 3.58m)

Bathroom

### OUTSIDE

Allocated Parking Space

**First Floor**  
Approx. 69.6 sq. metres (749.2 sq. feet)



**Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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