



**The Boulevard
Horsham, RH12 1GR**

**Asking Price
£315,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

The Boulevard, Horsham RH12 1GR

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LOCATION

This impressive two double bedroom property is situated in Highwood, a Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis At Home Store and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour) making the location ideal for commuters. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network. The property is also conveniently located a short walk away from the highly regarded Tanbridge House secondary school, so ideal for families too.

PROPERTY

The front door to this former show apartment opens up from the well maintained communal areas to a spacious Entrance Hall. The Hall allows access to all rooms and offers plenty of space to remove coats and shoes before entering. Within the Hallway you will also find a large storage cupboard. The Lounge/Kitchen area is a great size providing space for sofas and a dining table making this open plan room the perfect social living space. The Kitchen itself is fitted with a range of floor and wall mounted modern white gloss units with a range of built in appliances. With plenty of work surface space and storage, the Kitchen lends itself to any cooking enthusiast. Finally, finishing this superb room off, is its triple aspect, one of which being a stunning Juliette balcony that floods the rooms with natural light. Both bedrooms are spacious doubles with the Main Bedroom providing a generous built in wardrobe with extra space for additional furniture along with a large double bed. There is a stylish ensuite Shower Room complete with large walk in shower and hidden storage behind the mirror. Bedroom Two provides space for a double bed and additional furniture including freestanding wardrobes. This room also benefits from another Juliette balcony. Completing the living accommodation is the spacious main Bathroom complete with toilet, basin, towel rail and bath with a shower over head. Large marble

effect tiles finish the room along with a large mirror.

OUTSIDE

The building itself is entered via a voice entry system and the main doors open into a very well presented and maintained communal area where you can find stairs and a lift to all floors. This particular property also boasts two allocated underground parking spaces which is a rare find. Walking between the two apartment buildings through the attractive courtyard will lead you down to the beautifully presented communal gardens accessed via a gate with a code entry system. The gardens are bordered by mature shrubs and plants and offer a large expanse of lawn, making this the perfect place to come and enjoy the sun in the warmer months.

ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 135 years from 1 January 2018

Ground Rent: £300 per annum (due in October)

Maintenance/Service Charge: £2,000 per annum (payments in April and October)

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

4 minute walk



Shops

Tesco Extra
0.5 miles



Trains

Horsham – 1.8 miles
Littlehaven – 3 miles



Airport

Gatwick
13.4 miles



Roads

M23
9 miles



Sport & Leisure

The Bridge Leisure Centre
0.8 miles



Rental Income

£1,395 pcm
5.3% Yield



Schools

Arunside Primary
St John's Primary
Tanbridge House



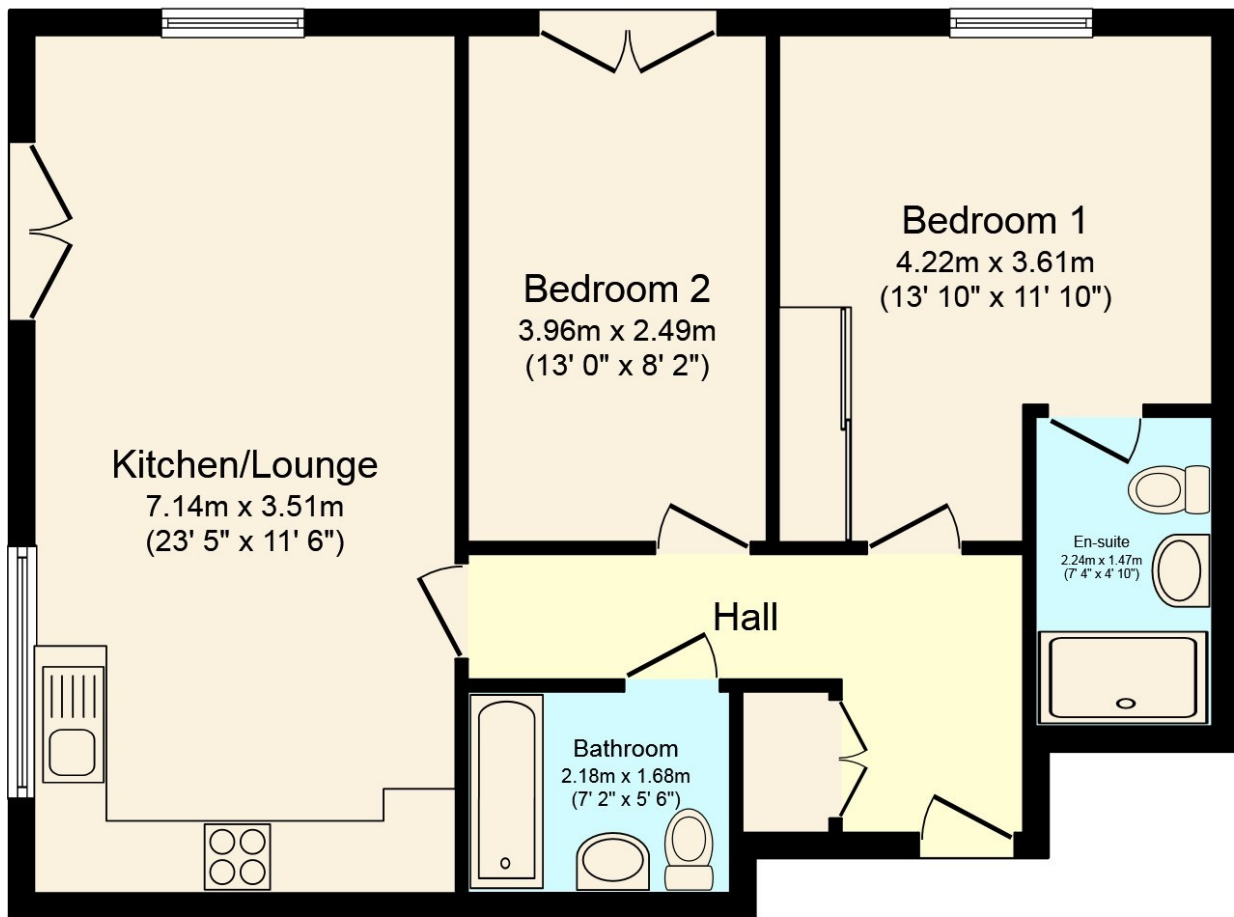
Broadband

Up to 900 Mbps

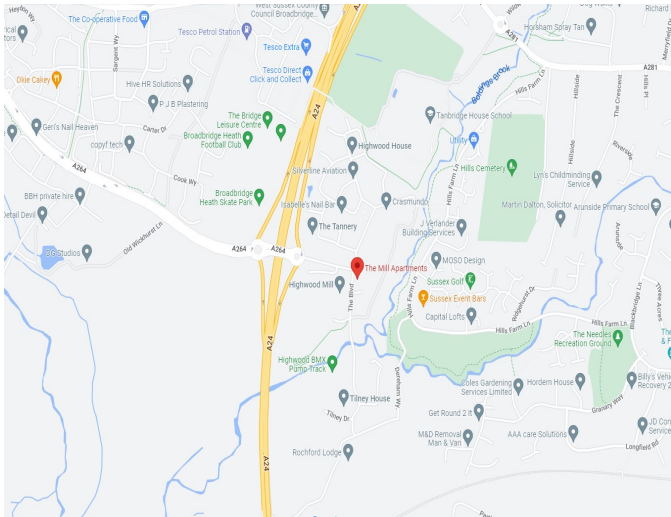


Council Tax

Band C



Map Location



Total Approximate Floor Area

716 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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