



**The Boulevard  
Horsham, RH12 1FF**

**Guide Price  
£725,000**

**01403 272022  
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## The Boulevard, Horsham, RH12 1FF



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### LOCATION

This impressive Four Double Bedroom family home is situated in Highwood, a new 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 families and 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.

### PROPERTY

Tenure: Freehold

The front door of this impressive home opens into a large Hall, which has stairs rising to the First Floor and doors opening to the Utility Cupboard, Garage, WC and Kitchen. The open plan Kitchen/Family Room measures 21'7 x 19'1 and is a particular feature of this modern home, with plenty of space for entertaining, two skylights that flood the room with natural light and double doors that spill out to the Rear Garden. The Kitchen is fitted with a contemporary range of floor and wall mounted units, with a host of integrated

appliances, and has a large breakfast bar, whilst still offering space for a generous dining table and sofas. To the First Floor you will find the 19'1 x 13'4 Living Room, which has two windows looking over the well kept green and creates the perfect space to relax at the end of a long day. Also on the First Floor is the stunning Master Suite, which comprises of a large Double Bedroom, luxurious En Suite Bathroom, which has both a double shower cubicle and separate bath, and a 8'4 x 6'11 Walk In Wardrobe, with a window, that could potentially be used as a Home Office. Completing the accommodation is the Second Floor, where you will find stylish Family Bathroom, a further two Double Bedrooms and a Guest Suite, which also has an En Suite and a 8'8 x 5'5 Walk in Wardrobe.

### OUTSIDE

This beautiful property is set back from the road, overlooking an attractive green, which has seating areas and a central sculpture. A generous driveway provides off street parking for two cars, and leads to the 20'4 x 9'5 Garage, which has an up and over door, power & lighting, and a courtesy door that opens into the house. The Rear Garden has two generous patios, that are perfect for barbecues in the summer months, that are separated by an area of low maintenance artificial lawn. There is also raised borders, a shed providing additional storage and gated rear access.







**Buses**

10 minute walk



**Shops**

Tesco Extra  
0.9 miles



**Trains**

Horsham – 2.1 miles  
Littlehaven – 3.2 miles



**Airport**

Gatwick  
13.6 miles



**Roads**

M23  
9.4 miles



**Sport & Leisure**

Pavilions in the Park  
2 miles



**Rental Income**

£2,750 pcm



**Schools**

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



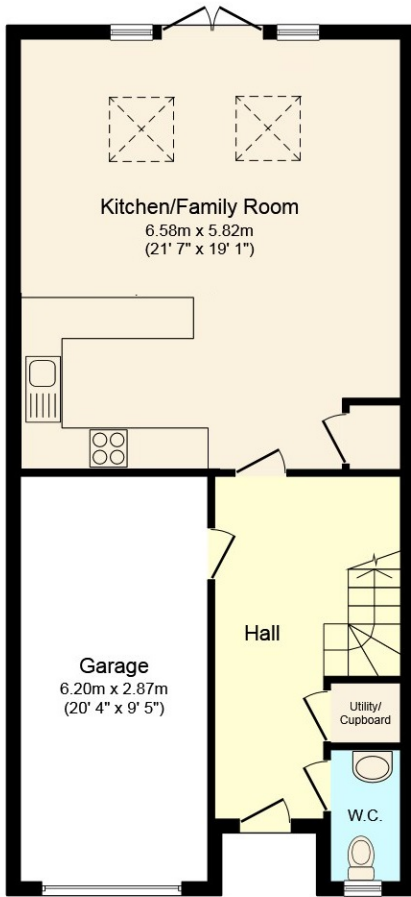
**Broadband**

Up to 145 Mbps

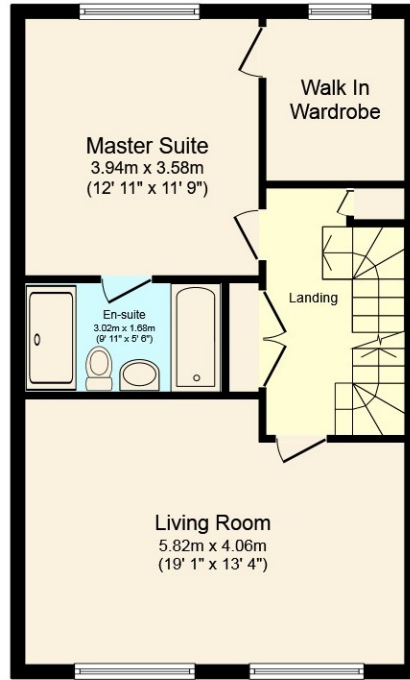


**Council Tax**

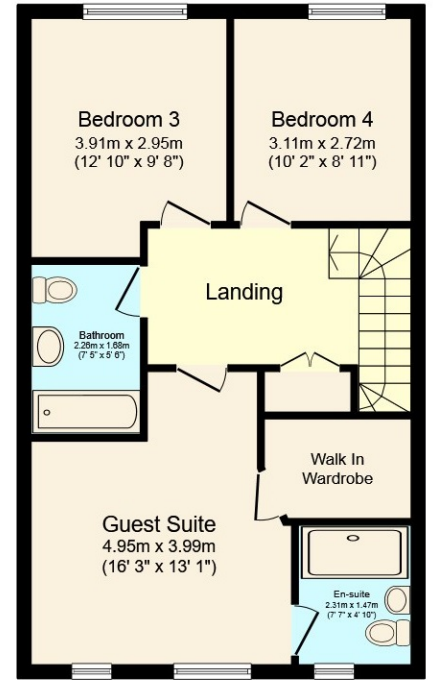
Band F



**Ground Floor**

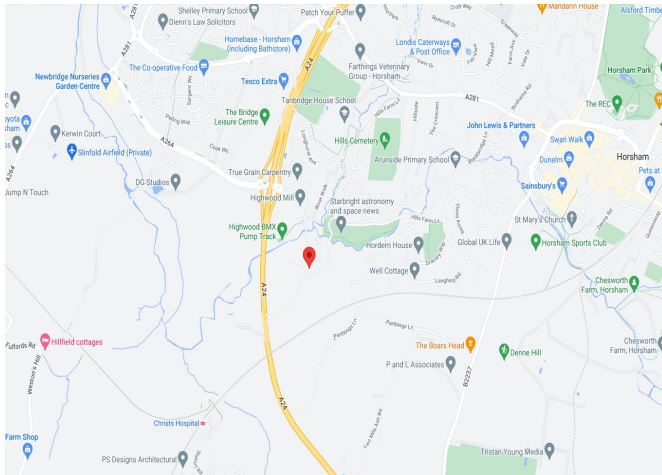


**First Floor**



**Second Floor**

**Map Location**



**Total Approximate Floor Area**  
**2,024 sq ft / 188 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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**2-6 East Street, Horsham, West Sussex, RH12 1HL**

