



53 The Boulevard, Horsham, RH12 1EP

Guide Price £700,000 – £725,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- Spacious and well presented 3 story semi detached house
- Built in 2018 by Berkeley Homes
- Driveway for 2 vehicles and garage with power
- Private part walled garden
- 2 en suite bedrooms
- Sitting room with wood burner
- Popular and conveniently located development
- Close to schools, transport links, shops, walks and newly open café

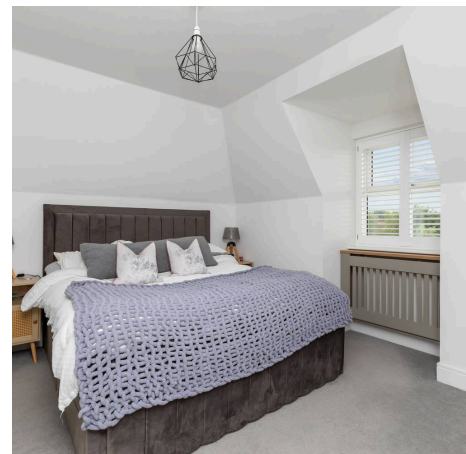
A superb 4 bedroom, 3 storey semi detached house, built in 2018 by Berkeley Homes with 3 bath/shower rooms, driveway for 2 vehicles, garage with power and private garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A superb 4 bedroom, 3 storey semi detached house, built in 2018 by Berkeley Homes with 3 bath/shower rooms, driveway for 2 vehicles, garage with power and private garden.

The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities, country walks and newly opened café.

The accommodation comprises: entrance hallway, cloakroom, well proportioned sitting room with newly installed wood burner and family sized kitchen/dining room fitted with an attractive range of units, integrated appliances, breakfast bar and French doors onto the garden. On the first floor there is spacious guest bedroom with walk-in dressing room and en suite shower room. There are 2 further double sized bedrooms and family bathroom that make up the first floor. On the second floor there is a principal bedroom with dressing area, ample fitted wardrobes and en suite shower room.

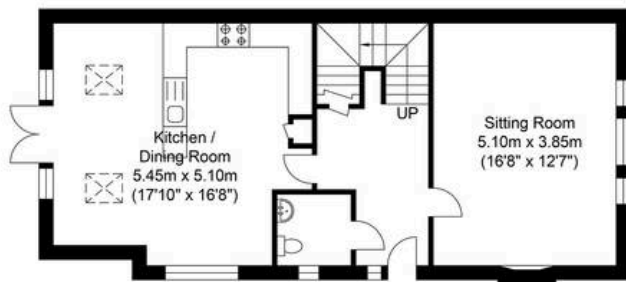
Benefits include recently re-decorated, bespoke shutters, double glazed windows, remainder of 10 year NHBC guarantee, fibre-optic broadband, megaflo water system and gas fired central heating to radiators.

A driveway provides parking for 2 vehicles leading to the garage with power, ample storage and EV point.

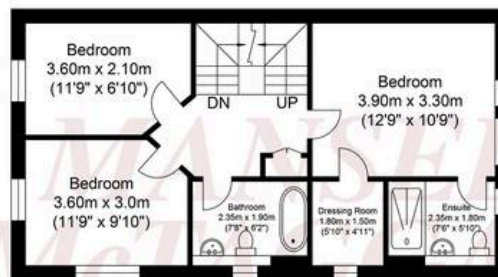
The 26' x 26' part walled garden offers a good degree of privacy and is lawned with raised borders, paved patio and access onto the driveway.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

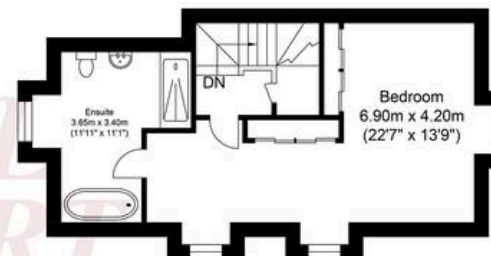




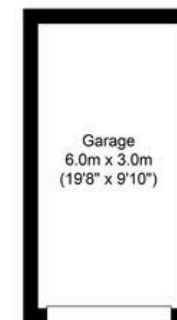
Ground Floor
Approximate Floor Area
641.52 sq ft
(59.60 sq m)



First Floor
Approximate Floor Area
542.60 sq ft
(50.41 sq m)



Second Floor
Approximate Floor Area
398.69 sq ft
(37.04 sq m)



Garage
Approximate Floor Area
193.75 sq ft
(18.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 147.05 sq m / 1582.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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