



The Boulevard, Horsham

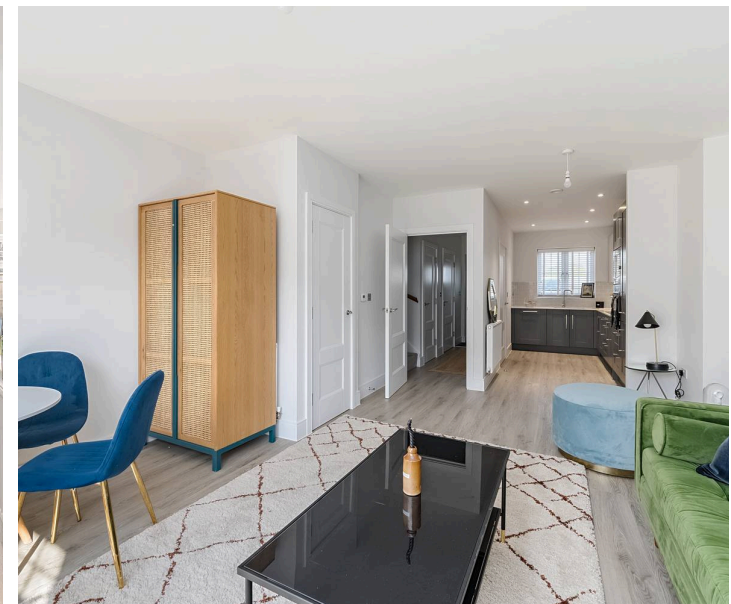
Guide Price £425,000

The Boulevard

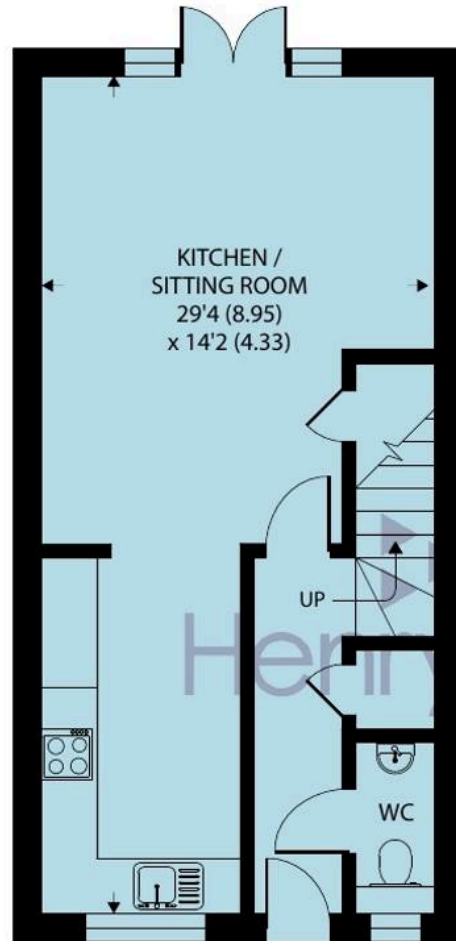
Horsham

Offering this superbly presented, two bedroom two bathroom, modern and contemporary home. To the ground floor reception; the hallway welcomes you and leads into the sitting/dining room which enjoys double doors opening directly out onto the rear garden terrace, the kitchen is part open to the sitting/dining room and has a selection of contrasting wall and base cabinets with a stylish finish and complimented with Quartz work surfaces running through. There is a selection of integrated appliances by AEG including an oven, micro oven, fridge freezer and an integrated dishwasher as well as an induction hob. Also of note to the ground floor is a cloakroom with a wash hand basin and low level WC along with a separate utility cupboard which houses plumbing and space for the washing machine.

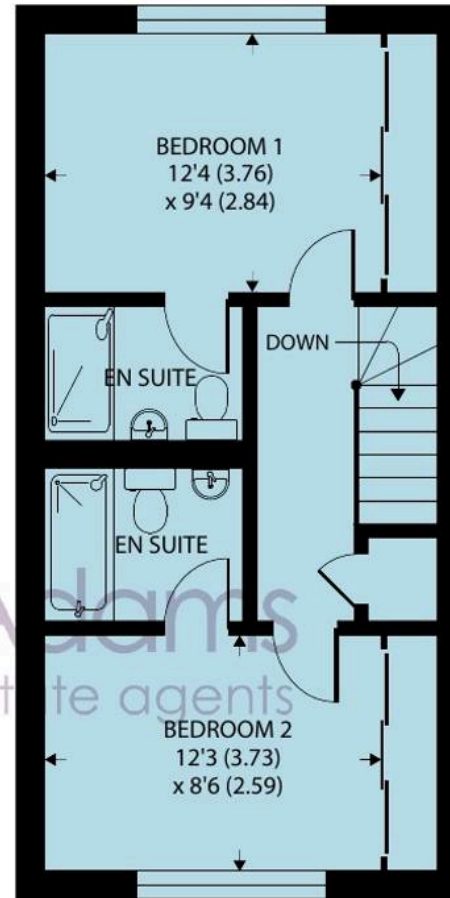
To the first floor; the main bedroom enjoys views to the front of the property and has a fitted wardrobe space, there is a well equipped ensuite bathroom with a wall mounted shower over the bath, a low level WC and a wash hand basin with Laufen bathroom ware complimented with Vado taps and fittings. The second bedroom also has the benefit of fitted wardrobe space and has views over the rear gardens, there is an ensuite shower room with an equally high specification, including a walk-in shower, wash hand basin and a low level WC which also features a Laufen finish with Vado tap and a heated towel rail.







GROUND FLOOR



FIRST FLOOR

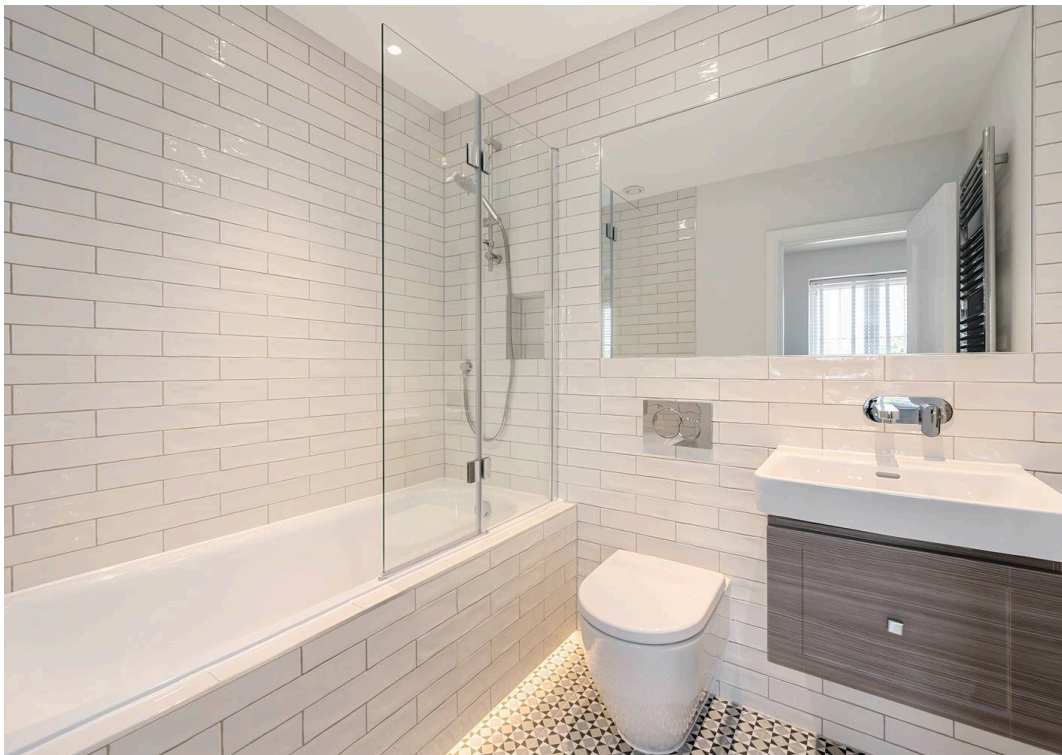
101 The Boulevard, Horsham, RH12 1FF

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Henry Adams. REF: 1201080



This superbly presented, two bedroom two bathroom, modern and contemporary home having been built by Berkeley homes in 2021 has the remainder of its 10 year NHBC guarantee, it is ideally located with access to Horsham town centre, the mainline train station, the nearby countryside and a selection of well regarded pubs and restaurants.

The property has driveway parking, the rear garden has a patio terrace area which is ideal for outdoor dining as well as a lawn area along with a timber built storage shed and a rear entrance for convenience.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Note: Service Charge of £400. Approx. pa

Agents Note - Planning Permission granted for conversion of loft into habitable space. HDC Planning Department reference: **DC/24/0906**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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.