



71 The Boulevard, Horsham

Guide Price £725,000

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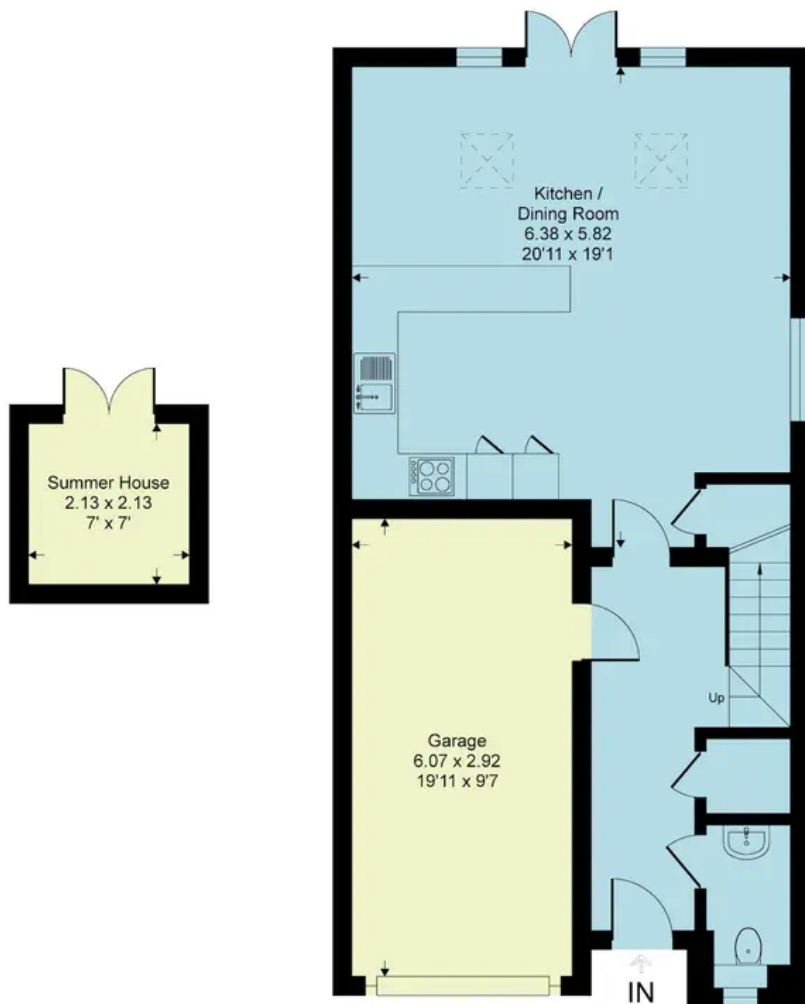
Horsham, Horsham

This delightful and versatile three storey property is ideal for access to Horsham town centre, nearby countryside, a selection of well-regarded local schools and commuter access to the capital. It has a modern and contemporary style with high-end specification to the kitchen finish and bathrooms throughout as well as driveway parking, an integral garage and air conditioning to the main living/bedroom spaces. To the ground floor, the reception hallway welcomes you and leads into a fabulous open-plan kitchen/dining/family room with a direct access out to the rear garden terrace. The kitchen has been finished to a high specification including a selection of integrated appliances by AEG and contrasting work surfaces running throughout. The vaulted ceiling also creates a superb feeling of light and space. Further accommodation to the ground floor includes a cloakroom as well as separate useful storage spaces and access to the integral garage which has the opportunity to be used as a utility room. To the first floor, the sitting room enjoys an elevated double aspect overlooking the central green providing a light and airy feeling. It is finished with stylish modern and contemporary tones. The main bedroom suite enjoys views over the rear garden and has the luxury of a walk-in dressing room as well as a fully equipped en-suite bathroom with a large walk-in shower, separate bath, low level WC and a wash hand basin, all of which has complementing Vado chrome fittings and Laufen bathroom ware. To the second floor, there is a second generous guest suite which also has a walk-in dressing space as well as an equally high specification en-suite shower room. Two further bedrooms complete the bedroom accommodation and enjoy views over the rear of the property, as well as a separate family bathroom which has a wall mounted shower over the bath, along with a wash hand basin and a low level WC with Italian

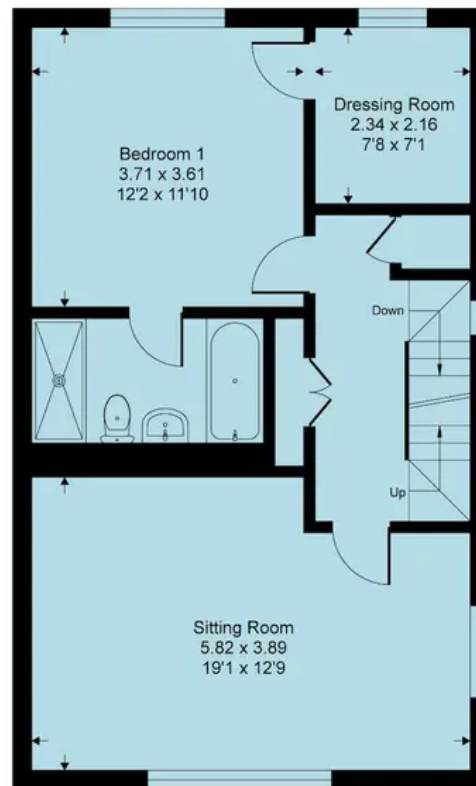


The Boulevard, RH12

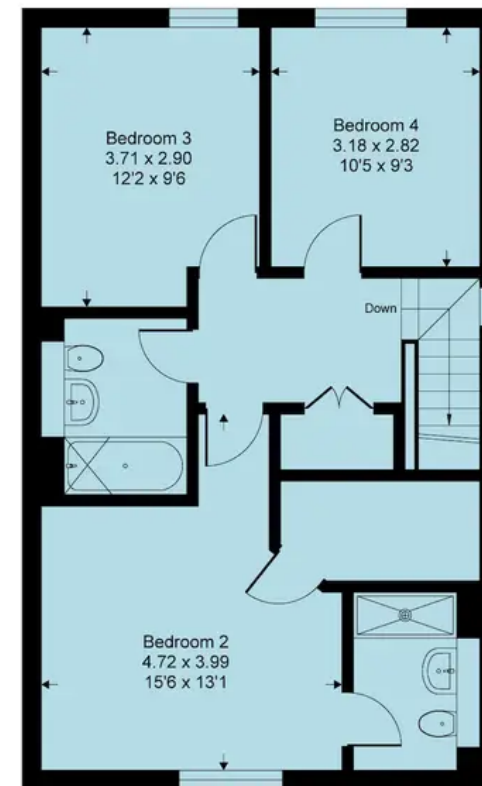
Approximate Gross Internal Area = 164 sq m / 1765 sq ft
Approximate Garage Internal Area = 18 sq m / 191 sq ft
Approximate Outbuilding Internal Area = 5 sq m / 49 sq ft
Approximate Total Internal Area = 187 sq m / 2005 sq ft



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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