



The Boulevard, Horsham

# The Boulevard

## Horsham

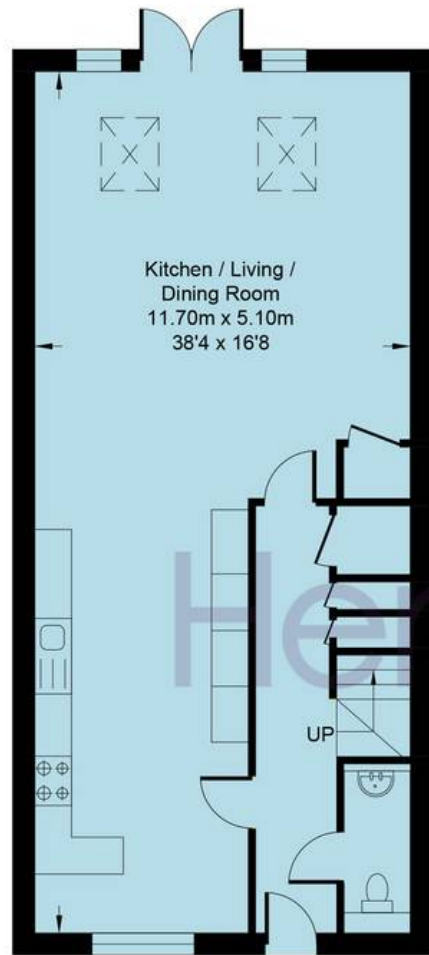
This modern and contemporary three bedroom family home is situated in a superb position on the Highwood development. Being built by Berkerley Homes, it features a well thought out blend of living and bedroom space arranged over two floors along with a delightful landscaped rear garden, driveway parking and a garage. The position is also ideal for access to Horsham town centre which is in walking distance, a selection of well-regarded local schools and the nearby countryside.

To the ground floor, the reception hallway welcomes you and leads through to the main sitting room which enjoys an aspect over the rear gardens and is flooded with light due to the skylight windows. There is a convenient understairs storage cupboard and ample space for both the sitting room furniture and dining room table. The kitchen/diner has a range of wall and base units with contrasting worksurfaces running through and a selection of integrated quality appliances. The kitchen has ample space for a breakfast/bistro table plus an aspect out to the front to the property. Also of note to the ground floor is a downstairs cloakroom with Laufen bathroom-ware and chrome Vado taps

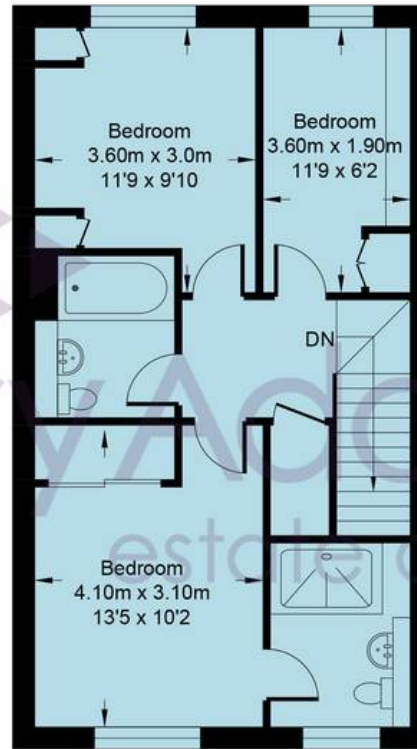
Upstairs the main bedroom has an aspect to the front of the property, fitted wardrobe space and a well equipped high end en-suite shower room which again features Laufen bathroom-ware, Vado taps and a large walk-in shower. There are two further bedrooms both of which enjoy an aspect over the rear gardens and an equally well appointed family bathroom.



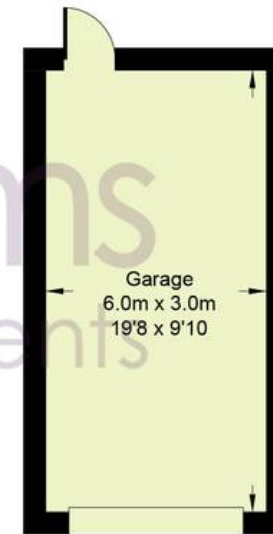




GROUND FLOOR



FIRST FLOOR



GARAGE

## The Boulevard



Approximate Area = 1163 sq ft / 108.1 sq m

Garage = 194 sq ft / 18.0 sq m

Total = 1357 sq ft / 126.1 sq m

For identification only - not to scale



Three Bedrooms

Two Bathrooms

Open plan light and bright kitchen/ dining room

Downstairs WC

Main bedroom with en-suite

Lounge area opening onto rear garden

Rear garden with patio area

Parking on drive with garage

This is a well presented property with No Ongoing chain situated in a great location to local facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## Henry Adams – Horsham

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