



47 The Boulevard, Horsham, West Sussex, RH12 1EP

Guide Price £575,000 - £600,000

**MANSELL
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In brief...

- 3 well proportioned bedrooms
- Well presented detached house
- Built in 2018 by Berkeley Homes
- Driveway for 2 vehicles and garage
- Master bedroom with en suite
- Corner plot rear garden
- Potential to convert loft and garage
- Popular and convenient development

A well presented and conveniently presented 3 bedroom detached house, built in 2018 by Berkeley Homes with en suite, corner plot garden, driveway for 2 vehicles and garage. The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and beautiful country walks.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





In more detail...

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The accommodation comprises: entrance hallway, cloakroom and great sized sitting/dining room with double doors onto the garden, and newly installed door into the integral garage. The bay fronted kitchen is fitted with an attractive range of units and integrated appliances. On the first floor there is access into the loft which lends itself for conversion subject to necessary consents. The master bedroom is equipped with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms and modern family bathroom.

Benefits include double glazed windows, Amtico flooring, remainder of 10 year NHBC guarantee, fibre-optic broadband and gas fired central heating to radiators (combination boiler located in the first floor storage cupboard).

A driveway provides parking for 2 vehicles, leading to the garage with ample storage, utility area, power and scope to convert into an additional reception room, if required. The 59' X 42' corner plot rear garden is predominantly lawned with raised beds and Sandstone patio.

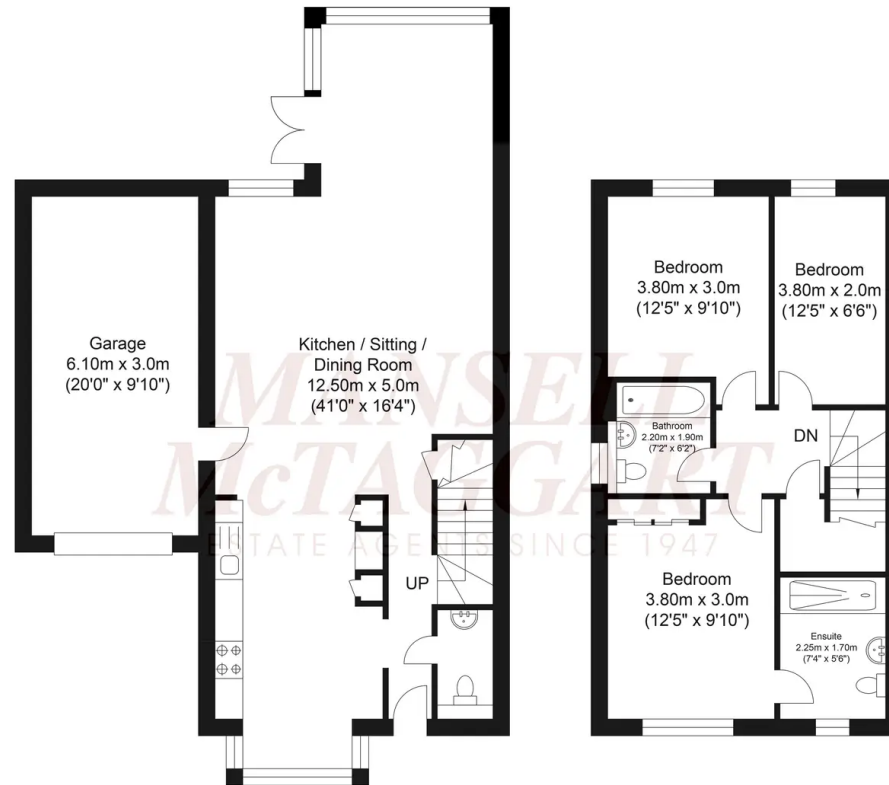
NB Site Charge: £201.66 pa

The location...

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
844.64 sq ft
(78.47 sq m)

First Floor
Approximate Floor Area
505.90 sq ft
(47.0 sq m)

Approximate Gross Internal Area (Including Garage) = 125.47 sq m / 1350.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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