



75 The Boulevard, Horsham
Horsham

£700,000



A spacious and high specification 4 double bedroom, 2 reception room, 3 storey semi-detached town house of 1,722 sq ft, built in 2025 by Berkeley Homes with superb 22'3 × 16'8 kitchen/dining room, 2 en suites, driveway for 2 vehicles with EV point and private garden.

The property is situated on this ever so popular development, close to excellent schools, major transport links, shopping facilities, country walks and the newly opened Chez Polie cafe/produce shop.

The accommodation comprises: entrance hallway, utility/cloakroom with space for washing machine and dryer and family room/study.

A door leads into the fantastic family sized 22'3 × 16'8 kitchen/dining room with storage cupboard under the stairs and French doors onto the garden. The kitchen has been fitted with an attractive range of Shaker style units, stone work surfaces and island that sits 4. The integrated appliances include oven, combination microwave/oven, induction hob, extractor, dishwasher, wine cooler, and fridge freezer.

From the hallway a staircase rises to the first floor with well-proportioned sitting room and principal bedroom with dressing room and en suite bath/shower room.

A further set of stairs rise to the 2nd floor with loft access, pull-down ladder and airing cupboard which could be converted into a further dressing room.

A good-sized guest bedroom is equipped with an en suite shower room. There are 2 further double sized bedrooms and family bathroom which completes the accommodation on this floor.

Benefits include remainder of NHBC 10-year warranty, double glazed windows, gas fired central heating to radiators (boiler located in the airing cupboard on 2nd floor), Amtico flooring and fibre-optic broadband.

A driveway with EV charge point provides parking for 2 vehicles.

The 36' x 23' rear garden is predominantly lawned with Sandstone patio, power supply, timber framed shed and side access leading to the driveway.

NB: Site charge £450 per annum.

- 4 double sized bedrooms
- High specification house built in 2025 by Berkeley Homes
- Spacious and beautifully presented accommodation of 1,722 sq ft

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Council Tax band: F

Tenure: Freehold

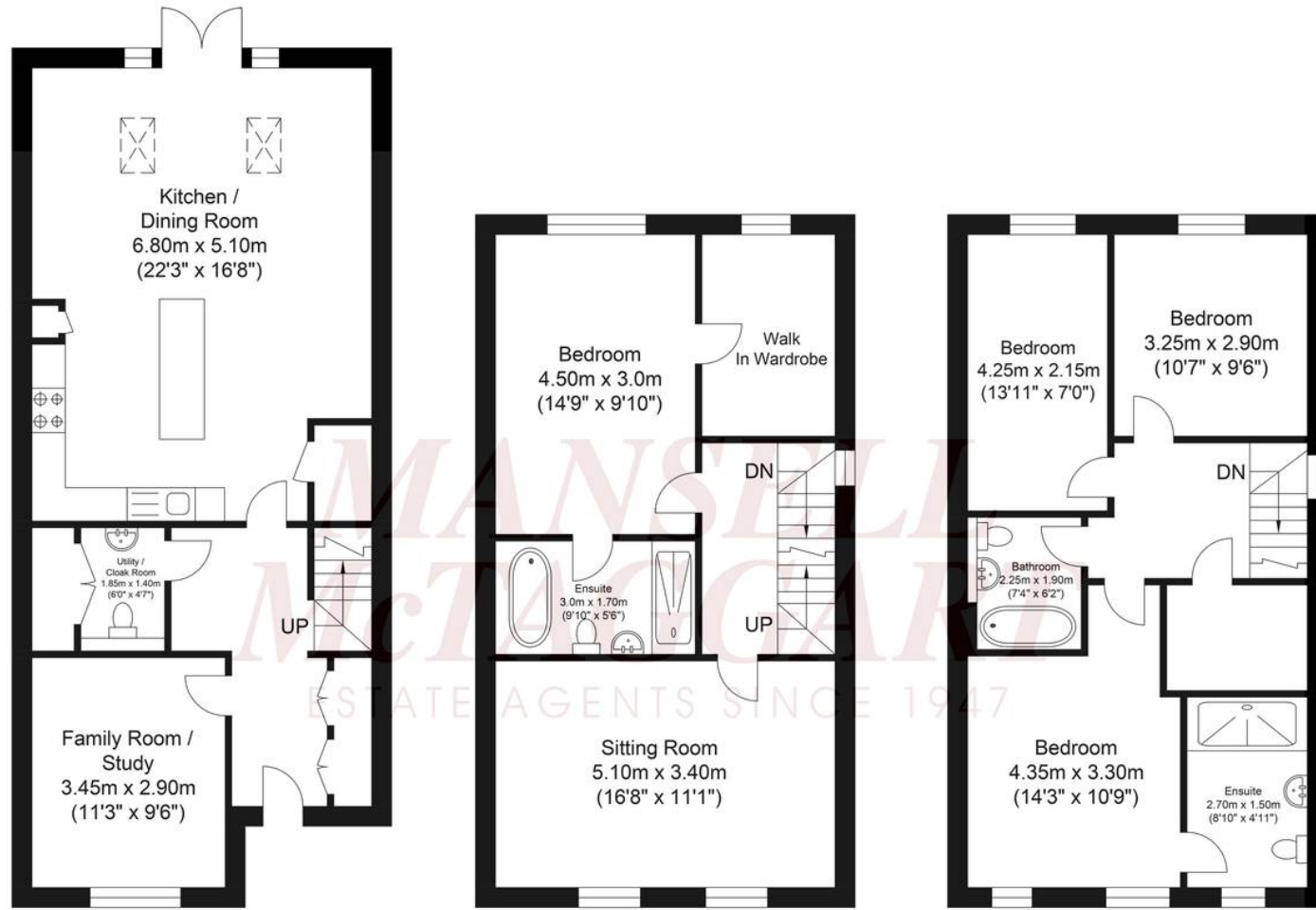
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 double sized bedrooms
- High specification house built in 2025 by Berkeley Homes
- Spacious and beautifully presented accommodation of 1,722 sq ft
- 2 bedrooms with en suites
- Superb 22'3 x 16'8 kitchen/dining room
- Close to excellent schools, major transport links, shopping facilities, country walks and the newly opened Chez Polie cafe/produce shop
- Driveway for 2 vehicles with EV charge point
- Private garden
- Family room/study and utility/cloakroom







Ground Floor
 Approximate Floor Area
 646.37 sq ft
 (60.05 sq m)

First Floor
 Approximate Floor Area
 537.98 sq ft
 (49.98 sq m)

Second Floor
 Approximate Floor Area
 537.98 sq ft
 (49.98 sq m)

Approximate Gross Internal Area = 160.01 sq m / 1722.33 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Mansell McTaggart Horsham

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