



69 The Boulevard, Horsham, RH12 1FF

In Excess of £750,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 well proportioned double bedrooms
- Spacious and immaculately presented 3 storey town house of 2,022 sq ft
- Built in 2019 by Berkeley Homes
- Driveway for 2 vehicles and garage with power
- High specification home with remainder of NHBC guarantee
- 2 en suite bedrooms with dressing rooms
- Superbly fitted kitchen/dining/family room leading onto the garden
- Landscaped garden – ideal for entertaining
- Conveniently located development close to schools, transport links, walks and the town centre

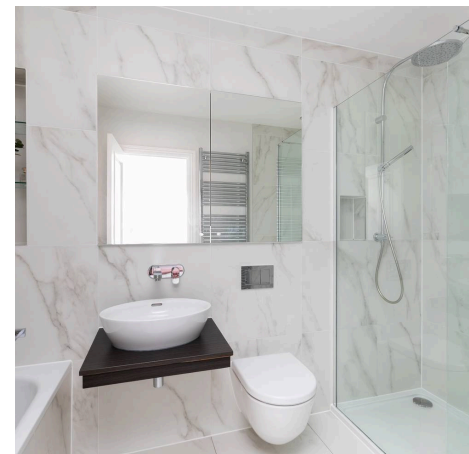
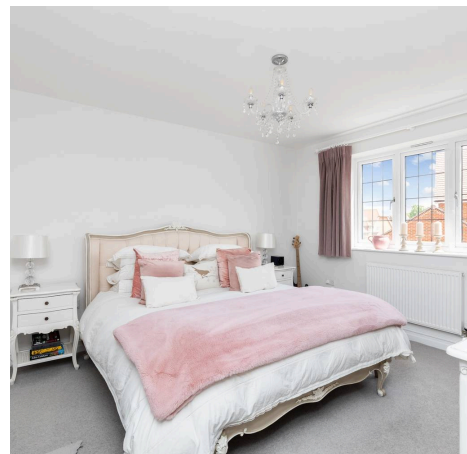
A superbly presented and versatile 4 double bedroom, 3 storey town house of 2,022 sq ft, built in 2019 by Berkeley Homes with 2 en suites, remainder of NHBC guarantee, driveway for 2 vehicles, garage with power and landscaped garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



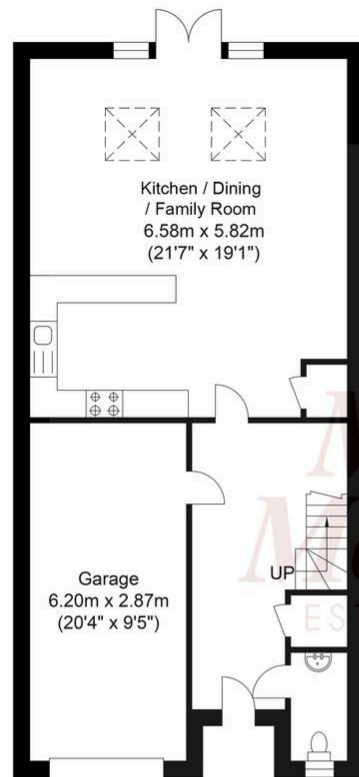


A superbly presented and versatile 4 double bedroom, 3 storey town house of 2,022 sq ft, built in 2019 by Berkeley Homes with 2 en suites, remainder of NHBC guarantee, driveway for 2 vehicles, garage with power and landscaped garden. The accommodation comprises: entrance hallway with storage/utility cupboard and access into the integral garage and cloakroom. The fantastic open-plan kitchen/dining/family room is perfect for entertaining and a pair of French doors lead onto the garden. The kitchen is fitted with an attractive range of units, Quartz work surfaces and integrated appliances that include induction hob, extractor, oven, combination microwave/oven, fridge/freezer, dishwasher and wine cooler. under stairs storage and French doors onto the garden. From the hallway a staircase rises to the first floor with airing cupboard and well proportioned sitting room with pleasant outlook over the green. The principal bedroom is equipped with a dressing room and en suite bath/shower room. A further staircase rises to the second floor with good sized guest bedroom with dressing room and en suite shower room. There are 2 additional double sized bedrooms and family bathroom which complete the top floor accommodation. Benefits include remainder of 10 year NHBC guarantee, fibre-optic broadband, gas fired central heating to radiators (boiler located in airing cupboard), under floor heating to ground floor, megaoflo water system and Amtico flooring. A brick paved driveway provides side by side parking for 2 vehicles, leading to the garage with power and ample storage. The 39' x 20' rear garden is ideal for entertaining and for those requiring low maintenance. . The garden is laid with a high graded artificial lawn, well stocked shrub border and 2 substantial Sandstone patios and path and side access. A timber framed shed provides ample storage for bicycles and garden furniture and tools. NB. site charge: £360 per annum.

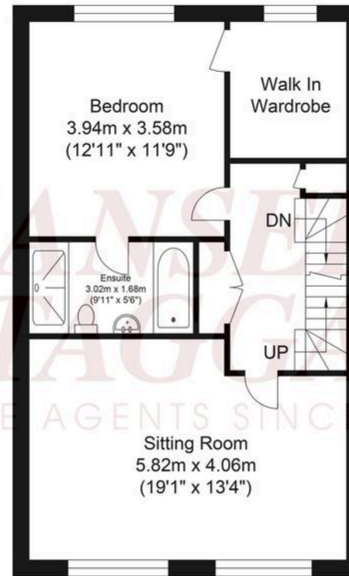


The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the 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.

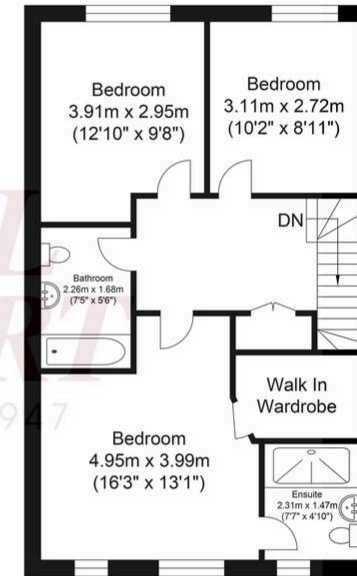




Ground Floor
Approximate Floor Area
786.84 sq ft
(73.10 sq m)



First Floor
Approximate Floor Area
617.84 sq ft
(57.40 sq m)



Second Floor
Approximate Floor Area
617.84 sq ft
(57.40 sq m)



Approximate Gross Internal Area (Including Garage) = 187.90 sq m / 2022.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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