



75 The Boulevard, Horsham, RH12 1FF

Guide Price **£700,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- High specification 3 storey semi-detached 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

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 x 16'8 kitchen/dining room, 2 en suites, driveway for 2 vehicles with EV point and private garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



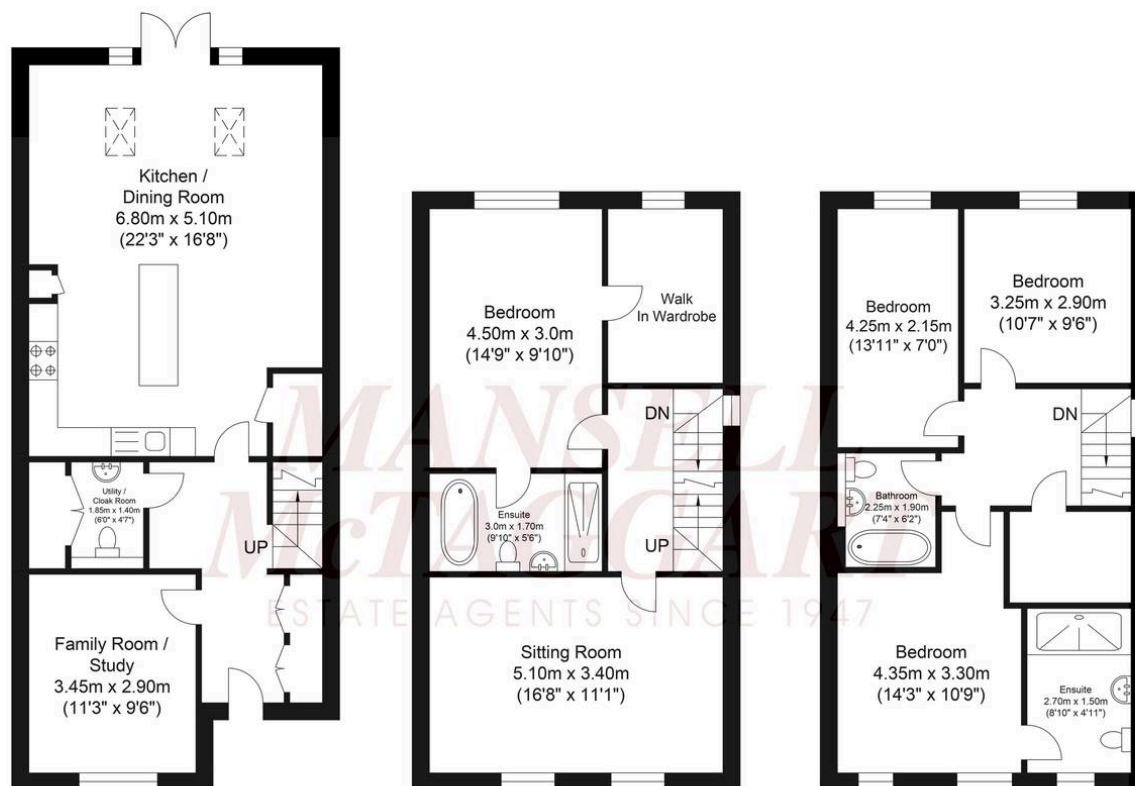


A spacious and high specification 4 double bedroom, 2 reception room, 3 storey town semi-detached town house of 1,722 sq ft, built in 2025 by Berkeley Homes with superb 22'3 × 16'8 kitchen/dining room, 2 en suites, driveway for 2 vehicles with EV point and private garden. The property is situated on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

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
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.

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