6 Rochford Lodge

The Boulevard, Horsham, West Sussex RH12 1FE

Guide Price £335,000 Leasehold

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

6 Rochford Lodge, The Boulevard, Horsham RH12 1FE

Courtney Green are delighted to offer for sale this spacious and very well appointed second floor executive apartment situated on the popular Highwood Development, designed and built by the highly acclaimed Berkeley Homes. With a high specification and attention to detail throughout that includes a wired Sky Q connection to the living area, a communal digital TV/satellite aerial, Cat 6 pre-wired work points, USB charging points in the kitchen and bedrooms, individual heating thermostats in each room, a video entry phone system and a high-security entrance door. The accommodation in brief comprises a spacious entrance hall with a utility cupboard, a wonderfully bright open plan dual aspect living room/kitchen, the kitchen comprehensively fitted with appliances and a wide range of units, a large principal bedroom suite with built-in wardrobe and a luxury ensuite shower room, a further large double bedroom with fitted wardrobe and a luxury Jack & Jill style bathroom. Outside, there are two allocated parking spaces with EV charging facilities available. Offered to the market with the benefit of no onward chain and the remainder of the NHBC warranty.

Location: The vibrant market town of Horsham, offers a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and café's, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which affords direct routes to London and the coast, easy access onto the motorway network from the A24 and Gatwick airport is only a 20 minutes drive. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside.

The accommodation comprises:

Communal Front Door

With entry phone security system, staircase rising to the

Second Floor Level

Private Front Door to

Entrance Hall

Electric wall mounted heater, double width utility cupboard with space and plumbing for washing machine, MegaFlo pressurised hot water cylinder, door to

Open Plan Living Room/Kitchen

The Living Area which is dual aspect with electric wall mounted heater, downlighting, LVT flooring, TV and satellite console, opening to the **Kitchen Area** with double glazed side aspect fitted with a comprehensive range of base and wall mounted cupboards and drawers with complementing worktop surfaces having inset twin sinks with chromium monobloc tap, touch control induction hob with concealed filter over, eye level Bosch microwave oven and electric oven, integrated fridge/freezer, integrated dishwasher, pull-out refuse drawer, white brick tiled splashbacks, LVT flooring, downlighting.

Principal Bedroom

Double glazed front aspect, double width fitted wardrobes, TV/telephone point, door to

Luxury En-Suite Shower Room

With full width walk in shower cubicle, having chromium thermostatic shower control, wall bracket and hand shower and glass shower screen, back to wall WC with dual flush, wall mounted wash hand basin with chromium mixer tap, recessed mirrored cabinet, tiled walls and flooring, chromium towel warmer.

Bedroom 2

Double glazed rear aspect, radiator, double width fitted wardrobes, door to

Jack and Jill Luxury fitted bathroom

With frosted double glazed rear aspect, panel enclosed bath with chromium thermostatic bath filler, hand shower and wall bracket, glass shower screen, back to wall WC with chromium dual flush, wall mounted wash hand basin with chromium mixer tap and cupboard under, vanity shelf with mirror, tiled walls and floor, chromium towel warmer.

OUTSIDE

Parking
Two allocated parking spaces with EV charging facilities.

Additional Information

Lease Length - 135 years from 2021

Service Charge - £2273.36 per annum (01/10/2025—30/09/2026)

Ground Rent - £300 per annum

Managing Agent - Courtney Green

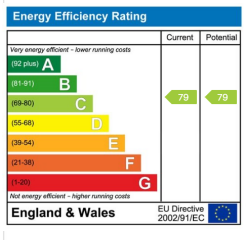
Estates Charge—£155.13 per annum

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Approximate total area(1)
580 ft²
53.9 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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