

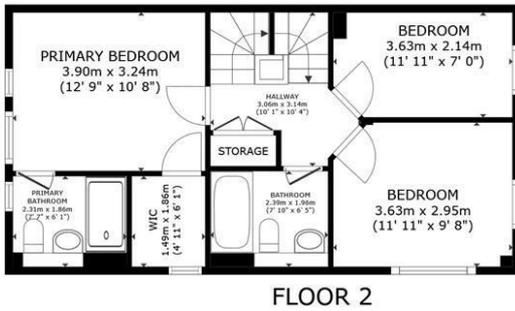
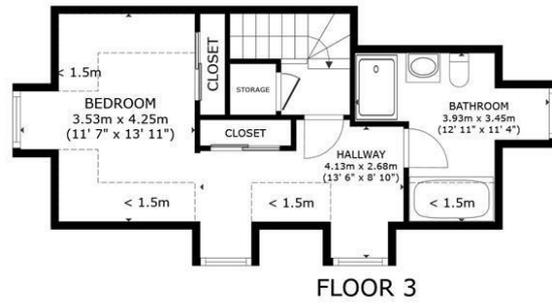
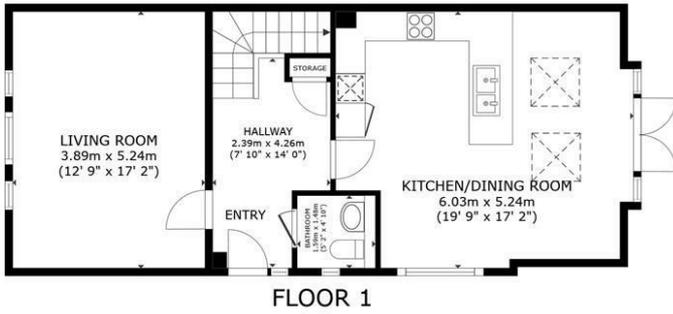


26 THE BOULEVARD HORSHAM

£700,000
FREEHOLD

- BEAUTIFUL FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE IN THE SOUGHT AFTER LOCATION OF HIGHWOOD VILLAGE, HORSHAM
- GROUND FLOOR WITH SEPARATE LOUNGE, DOWNSTAIRS W/C AND STUNNING KITCHEN DINER WITH INTEGRATED AEG APPLIANCES
- LARGE TOP FLOOR MASTER BEDROOM WITH ENSUITE FITTED WITH WALK IN SHOWER AND BATH
- LANDSCAPED GARDEN WITH ARTIFICIAL LAWN AND PATIO
- HIGHLY SOUGHT AFTER LOCATION
- BUILT IN 2018 BY BERKELEY HOMES, FINISHED TO A VERY HIGH STANDARD AND IMMACULATEDLY KEPT BY THE CURRENT OWNERS
- FOUR DOUBLE BEDROOMS SPREAD OVER TWO FLOORS
- SECOND BEDROOM WITH DRESSING ROOM AND ENSUITE BATHROOM
- DRIVEWAY AND GARAGE





GROSS INTERNAL AREA
 FLOOR 1 64.7 m² (696 sq.ft.) FLOOR 2 52.5 m² (565 sq.ft.) FLOOR 3 30.6 m² (330 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 8.3 m² (89 sq.ft.)
 TOTAL : 147.8 m² (1,591 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Eltons Estate Agents Horsham 01403 299 771
 13 - 15 Queen Street sales@eltons.co.uk
 Horsham eltons.co.uk
 West Sussex
 RH13 5AA

