



8 The Boulevard
Horsham, West Sussex, RH12 1EP
Guide Price £565,000 Freehold



**COURTNEY
GREEN**

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8 The Boulevard, Horsham, West Sussex, RH12 1EP

Courtney Green are delighted to be offering for sale this well presented and spacious three bedroom semi detached house situated on the ever popular Highwood development constructed by Berkeley Homes. This high quality home is energy efficient and features thermostatically controlled under floor and radiator heating, double glazing and a myriad of high specification embellishments including Alno designed kitchen with integrated Electrolux, Blomberg and AEG appliances, high specification designer bathroom and en-suite. On the ground floor is a welcoming entrance hall with a cloakroom, to the right of which is a fully fitted kitchen/breakfast room, all featuring porcelain tiled floors. From the hall, a door opens to a large living/dining room with a feature dining area having a semi-vaulted ceiling. From here bi-fold doors open to delightful rear garden. On the first floor there is a principal bedroom with a range of built in wardrobes and a door leading to a balcony. Adjoining the bedroom is a stunning en-suite shower room. There are two further bedrooms and a family bathroom. To the side of the property there is a driveway providing hardstanding for two vehicles and leading to an attached garage with an electric up and over door and power and light.

The accommodation comprises

Leaded stained double glazed **Front Door** to **Entrance Hall** With porcelain tiled flooring having under floor heating.

Cloakroom

With back to wall WC, having a dual flush and vanity shelf over, wall mounted wash hand basin with chromium mixer tap.

Living /Dining Room

With rear double-glazed aspect and opening up to the dining area having a semi-vaulted ceiling and bi-fold doors to the rear garden. Under floor heating, under stairs cupboard, TV/ Telephone/Satellite console.

Kitchen/Breakfast Room

Double glazed bay front aspect. Fitted with a range of base and wall mounted cupboards and drawers in high gloss grey finish with complementing worktop surfaces incorporating a stainless steel 1 1/2 bowl sink with chromium monobloc tap, AEG touch control electric hob with concealed filter over, AEG competence electric fan oven and Micromate microwave, proving drawer, Blomberg 50/50 fridge/freezer, plumbing for a washing machine, Electrolux dishwasher, TV point, LED pelmet lighting.

From the Entrance Hall a turning staircase rises to the

First Floor Landing

With loft hatch with access to the loft space. Deep cupboard housing Megaflo hot water cylinder with shelving.

Bedroom 1

Double glazed front aspect with door to a balcony overlooking the tree-lined Boulevard. Double width mirrored wardrobe cupboards with sliding doors, radiator, TV/FM/DAB point, door to

En-Suite Shower Room

With frosted double glazed front aspect, walk in shower with glass screen, chromium thermostatic mixer control, wall bracket and hand shower, vanity shelf with inset double width cabinet, back to wall WC with chromium dual flush, wall mounted wash hand basin with chromium mixer tap and pull-out drawer, chromium towel warmer, fully tiled walls and flooring, extractor fan, radiator.

Bedroom 2

Double glazed rear aspect, radiator.

Bedroom 3

Double glazed rear aspect, radiator.

Family Bathroom

Frosted double glazed side aspect. Fitted with a white suite comprising a tile-panelled bath with chromium thermostatic shower control, wall bracket and hand shower, vanity shelf, wall mounted wash hand basin with chromium mixer tap, pull out drawer under, back to wall WC with dual flush, chromium towel warmer, localised tiling, ceramic tiled flooring.

OUTSIDE

To the front of the property there is a small garden with maturing shrubs. At the side there is hardstanding providing off road parking for two cars and leading to an attached Garage with wooden electric up and over door, power and light, wall mounted Potterton Promax gas fired boiler, side personal door to the rear garden.

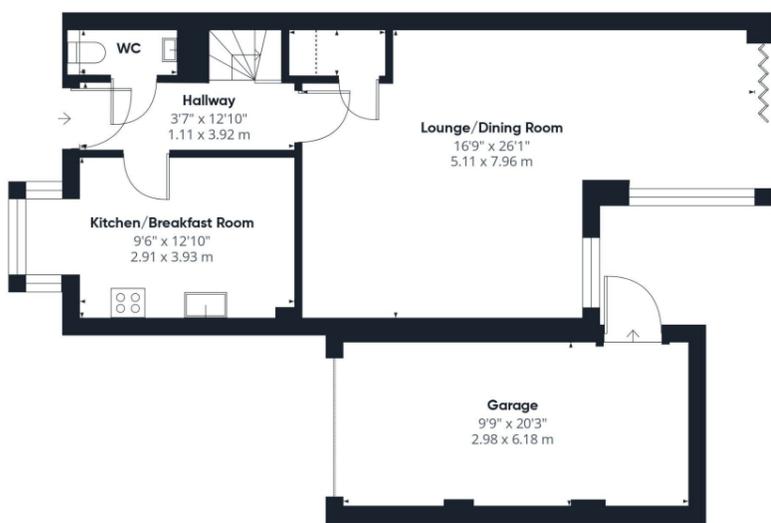
The rear garden is an enclosed space with paved courtyard and patio, area of lawn with shrub borders and a timber shed.

Estate Management Charge - £232.92 October 2025 - September 2026

Council Tax Band – E

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.

Ref: 25/5897/17/10



Ground Floor



Floor 2



Approximate total area¹⁾	
1222 ft ²	
113.7 m ²	
Balconies and terraces	
33 ft ²	
3.1 m ²	
Reduced headroom	
4 ft ²	
0.4 m ²	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	83
B (81-91)	78
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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