



35 The Mill, The Boulevard

Guide Price £300,000

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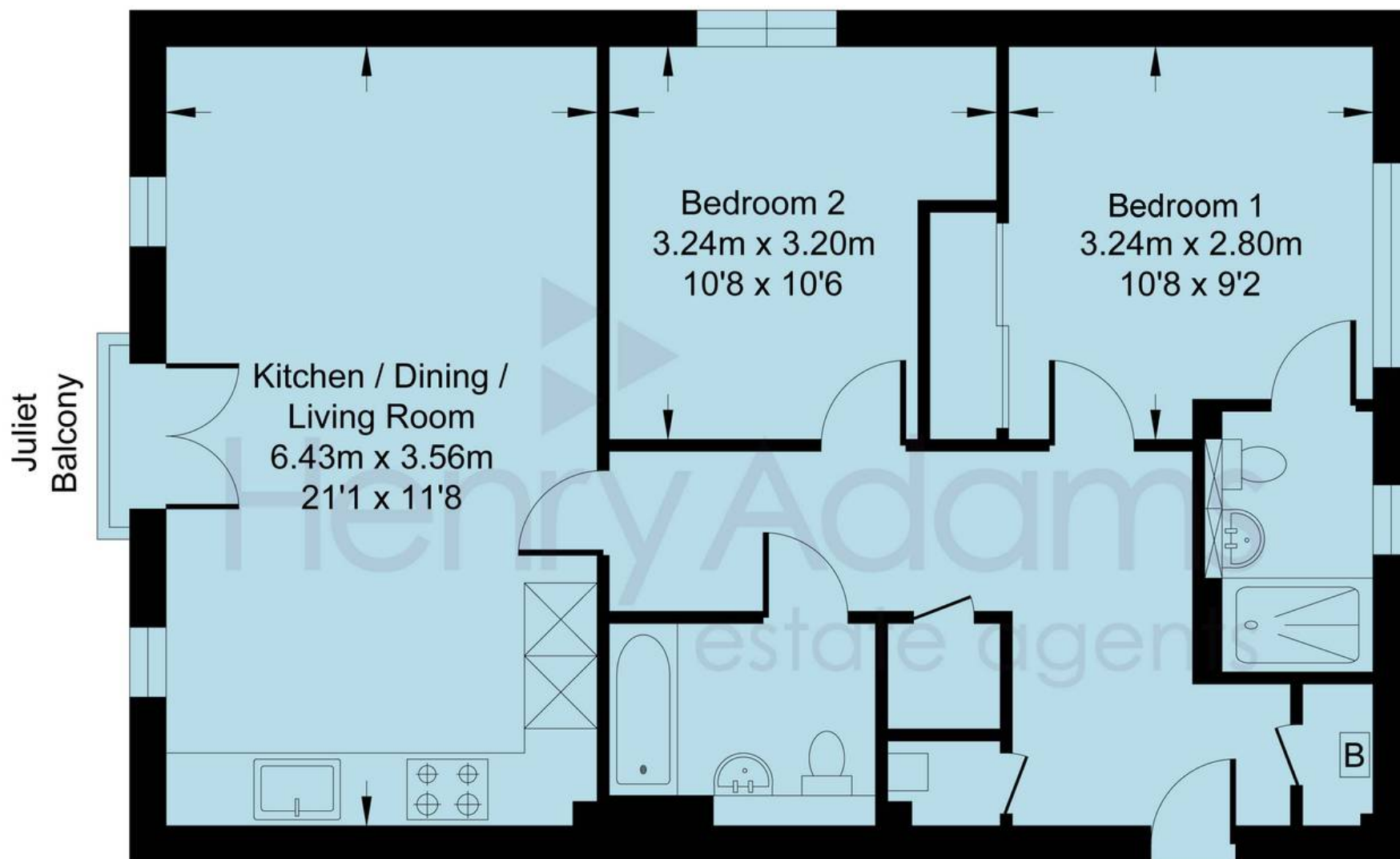
The Boulevard, Horsham

Presenting this well appointed two bedroom, two bathroom first floor apartment, situated within the sought-after Highwood development. The property offers a modern open plan kitchen and living area, which is flooded with natural light and features a Juliette balcony, creating a bright and inviting space for both relaxation and entertaining. The sleek kitchen is fitted with contemporary units and integrated appliances, ensuring both style and functionality. The main bedroom benefits from a private ensuite shower room, while the second double bedroom is served by a well-appointed family bathroom. Both bedrooms are generously sized, offering ample storage solutions. Additional features include gas central heating, double glazing throughout, and secure video entry system for added peace of mind. The property further benefits from an allocated parking space in the secure underground car park (ideal for commuters or those seeking convenience), as well as lift access to all floors.

The Highwood development is renowned for its attractive landscaping and communal green spaces, providing residents with a peaceful and well-maintained environment. In addition, the property is within easy reach of local shops, cafes, and excellent transport links, making it an ideal choice for professionals, first-time buyers, or investors alike.







FIRST FLOOR



The Boulevard

Approximate Internal Area = 690.07 sq ft / 64.11 sq m
For identification only - not to scale

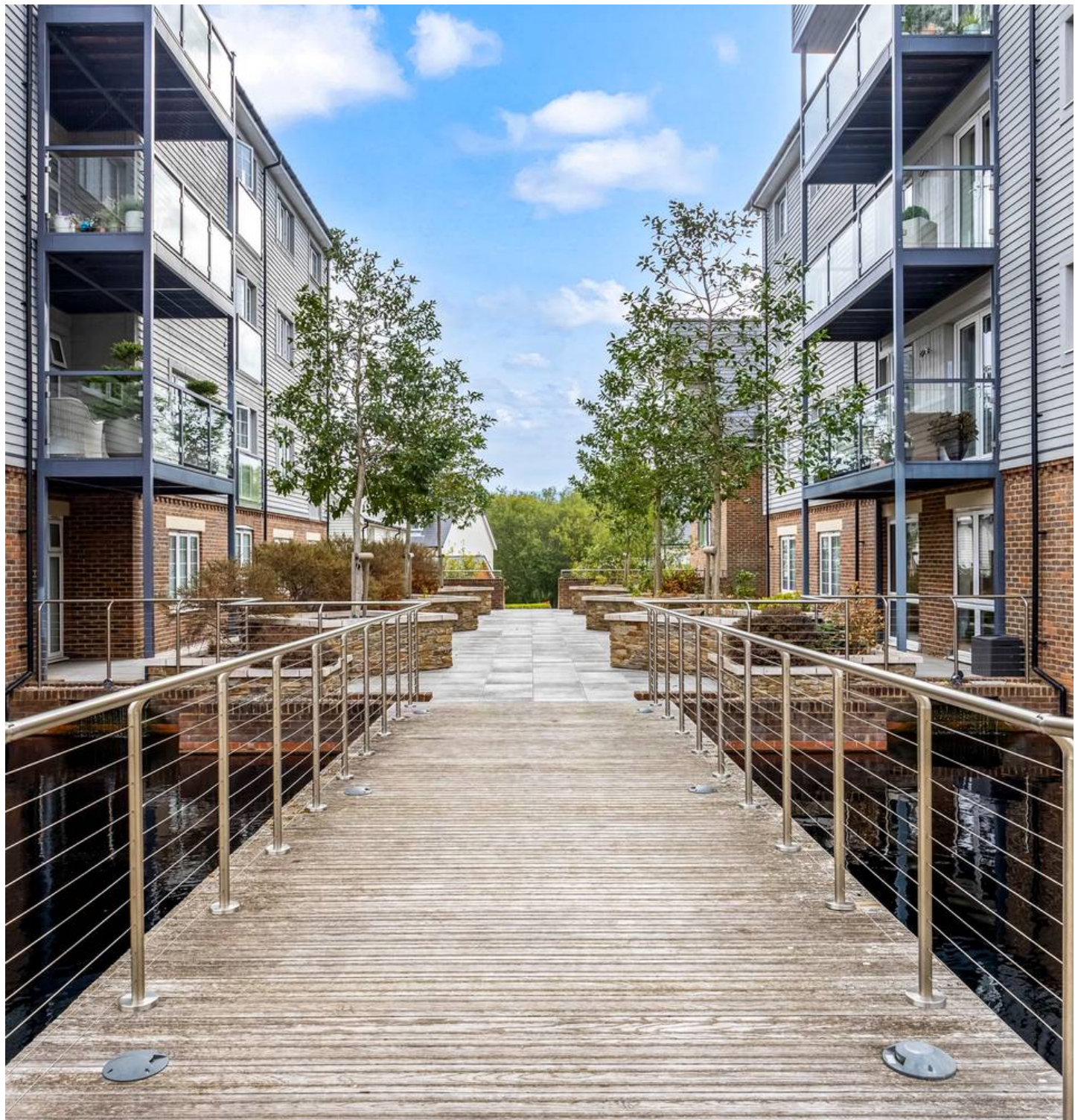


The Highwood development is renowned for its attractive landscaping and communal green spaces, providing residents with a peaceful and well-maintained environment. The apartment is perfectly positioned to enjoy the extensive outdoor amenities, including a network of scenic walking and cycling paths that wind through the development, as well as a number of children's play areas and open lawns (ideal for families or those who appreciate outdoor leisure). In addition, the property is within easy reach of local shops, cafes, and excellent transport links, making it an ideal choice for professionals, first-time buyers, or investors alike. With its combination of stylish interiors, practical features, and access to a wealth of outdoor space, this apartment offers a superb lifestyle opportunity in one of the area's most popular locations. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Agent note - Service charge £1942.40 plus £154.82 /
Ground rent £300 per annum approx

Council Tax band: C







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.