



Sales.

Rochford Lodge, The Boulevard,
Horsham, RH12 1FE

Asking Price
£265,000



Rochford Lodge, The Boulevard, Horsham, RH12 1FE



This well-presented top floor one bedroom apartment offers generous and thoughtfully designed accommodation, ideal for first-time buyers, investors, or those looking to downsize. The property is finished to a high standard throughout, with a modern and neutral décor that enhances the sense of space and light.

The heart of the home is the bright and spacious open plan living and dining area, which provides a comfortable and versatile space for both relaxing and entertaining. Large windows allow natural light to flood the room, while also framing a pleasant outlook. The contemporary kitchen is well-appointed with a range of fitted units, integrated appliances, and ample worktop space, making it both practical and stylish. The double bedroom is a particularly good size and offers a peaceful retreat, with plenty of room for additional furniture. The bathroom is finished with modern fittings and a clean, sleek design. Further benefits include a useful utility cupboard, providing valuable additional storage and helping to keep the main living areas clutter-free.

Externally, the property is set within a well-maintained development with attractive communal surroundings. The apartment enjoys a lovely outlook, enhancing the overall sense of space and tranquillity. A significant advantage of this property is the inclusion of two allocated parking spaces, offering convenience and peace of mind for residents and visitors alike. The development also provides well-kept communal areas and pathways, contributing to a pleasant and welcoming environment. Ideal for those seeking low-maintenance living without compromising on outdoor space and practicality, this property combines comfort with everyday convenience.

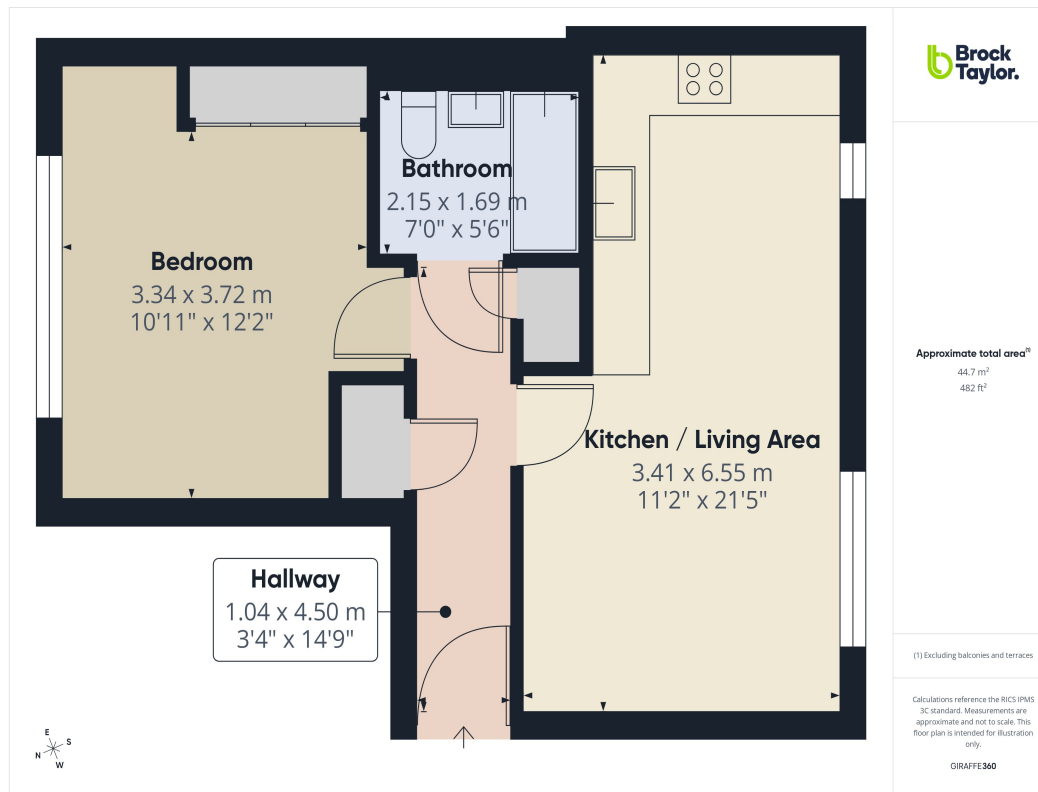


ADDITIONAL INFORMATION:

Tenure: Leasehold
Lease Term: 135 Years from 1 October 2021
Service Charge: £1,696 per annum
Service Charge Review Period: Annually
Ground Rent: Peppercorn (£0)

AGENTS 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.



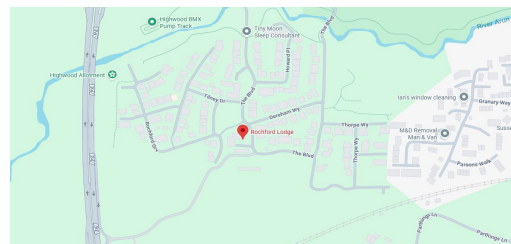
 Buses 8 minute walk	 Shops Tesco Extra 1.4 miles	 Trains Horsham 2.9 miles
 Sport & Leisures The Bridge 20 minute walk	 Rental Income £1,300 pcm	 Schools Arunside Primary Tanbridge House
 Fibre Broadband Up to 1600 Mbps	 Roads M23 9 miles	 Council Tax Band B

Viewing arrangements by appointment through:

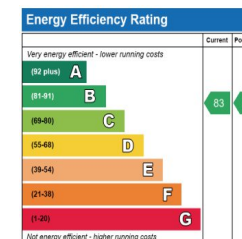
Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



Map Location



EPC Rating



Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-6 East Street, Horsham West Sussex, RH12 1HL