



**The Boulevard,  
Horsham, RH12 1GF**

**Asking Price  
£300,000**

**01403 272022  
brocktaylor.co.uk**

**Residential sales, lettings,  
land and new homes.**

# The Boulevard, Horsham, RH12 1GF



## LOCATION

This exclusive block is situated in Highwood, a new Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network.

## PROPERTY

This luxury two bedroom apartment is found on the third floor of a prestigious development within Horsham's Highwood Estate. Designed exclusively for individuals aged 55 and over, this residence offers a host of desirable features. Convenient lift access is available to all floors, ensuring easy mobility for residents. Upon entering, you'll be greeted by a spacious hallway leading through to all rooms. The large living/dining room measures an impressive 15'1 x 24'1 and is filled with natural light. The apartment includes a well-appointed kitchen with modern built-in appliances, providing all the necessary amenities. The comfortable master double bedroom provides a peaceful space, while a Jack and Jill shower room adds convenience. The accommodation also features a bedroom two which is currently being used as a comfortable sized office. Highwood Mill boasts a range of amenities. Residents can enjoy meals at the onsite restaurant, indulge in pampering services at the hair and beauty salon, and unwind amidst the beautifully landscaped communal gardens. A regular mini bus service to local supermarkets and town centre is provided. Residents also have access to a mobility scooter store which has charging points.

With a dedicated care team available round the clock, Highwood Mill offers residents the comfort of knowing that support and assistance are readily accessible. This safe and inviting residence provides an attractive and easily accessible location for individuals in search of a peaceful and comfortable home.

## OUTSIDE

Moving outside you will find the landscaped communal gardens, perfect for residents to enjoy, and a residents' car park that provides unallocated spaces (permit required).

## ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from & including 1st January 2017

Service Charge: £tbc per annum

Service Charge Review Period: tbc

Ground Rent: £tbc per annum

Ground Rent Review Period: tbc

## 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.

**NOTE:** Pursuant to the 1979 Estate Agency Act, an employee of Brock Taylor has a beneficial interest in the sale of this property.





**Buses**

Mini-bus service



**Shops**

Tesco Extra  
15 minute walk



**Trains**

Horsham – 2.7 miles  
Littlehaven – 3.9 miles



**Airport**

Gatwick  
14.4 miles



**Roads**

M23  
8.7 miles



**Sport & Leisures**

The Bridge Leisure Centre  
15 minute walk



**Rental Income**

N/A



**Schools**

N/A



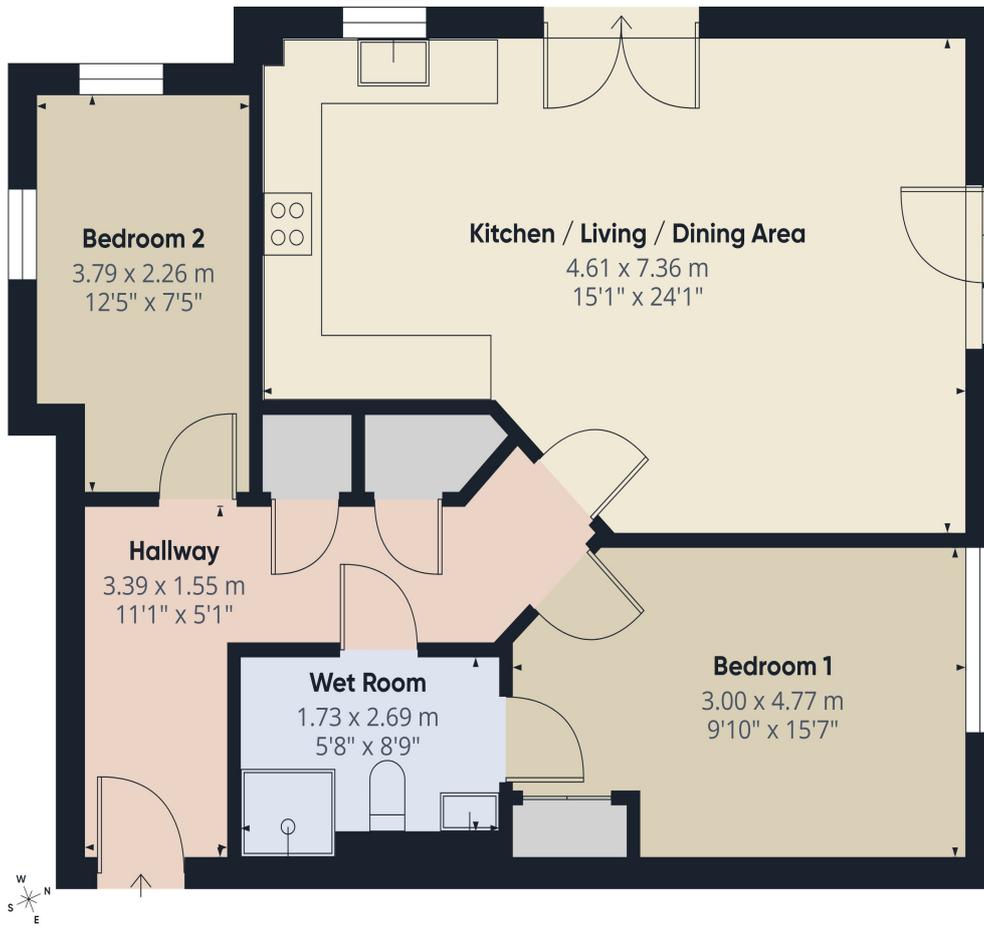
**Fibre Broadband**

Up to 1600 Mbps

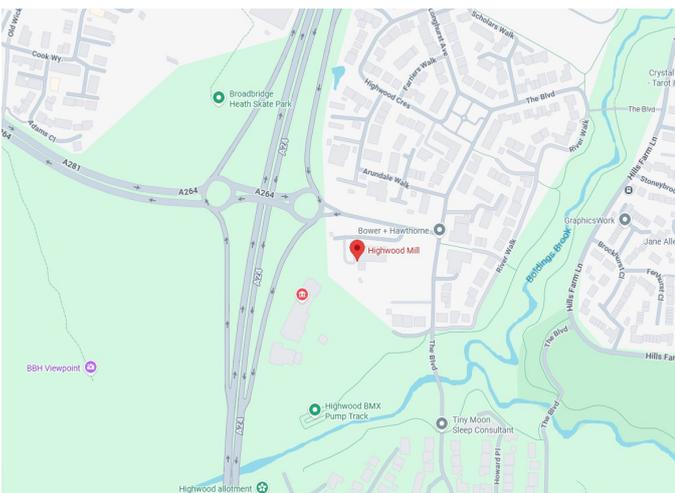


**Council Tax**

Band C



**Map Location**



**Total Approximate Floor Area**  
**752 sq ft / 69.7 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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 no 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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