



## The Mill, The Boulevard

Guide Price £260,000

# The Mill

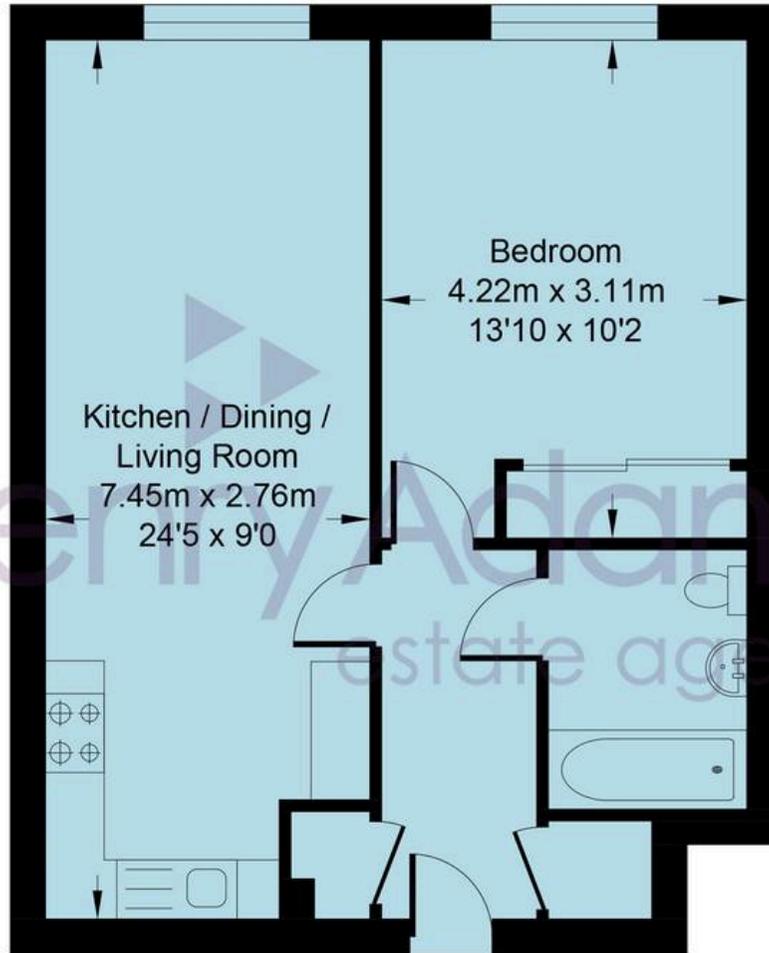
## The Boulevard, Horsham

- This immaculately presented, ground floor spacious, modern, and contemporary one bedroom apartment is situated in the desirable Highwood village development on the west side of Horsham. It is situated with easy access to Horsham town centre, open countryside, and frequent commuter routes to the capital.
- It benefits from open plan living with an individual allocated parking undercover carport space. This apartment is energy efficient and is finished to a very a high specification throughout.
- The property is accessed via a reception hallway which contains two sizeable storage cupboards incorporating utilities and communications hub and also including space and plumbing for a washing machine / dryer.
- The open plan kitchen / living space offers a light and airy feel, The modern kitchen has a range of wall and base cabinets with contrasting tones and a selection of well specified integrated appliances including dishwasher and fridge freezer.
- There is a well-proportioned double bedroom which has a large integrated fitted wardrobe space. The bathroom suite includes a wall mounted shower over the bath, a wash hand basin and a low-level WC.

Outside there are well managed and attractive communal gardens with lawn and seating space and one secured undercover allocated carport parking spaces with gated fob entry, cycle storage and visitor parking.







GROUND FLOOR FLAT



## The Boulevard, The Mill

Approximate Area = 470 sq ft / 43.7 sq m

Total = 470 sq ft / 43.7 sq m

For identification only - not to scale



- Horsham town centre is easily accessible and there is also a Tesco Extra store - The Bridge Leisure centre within a short distance.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

- Agents Note - Annual charges - Service charges £1200.00 - Ground Rent £220.00

• Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## Henry Adams – Horsham

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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.