



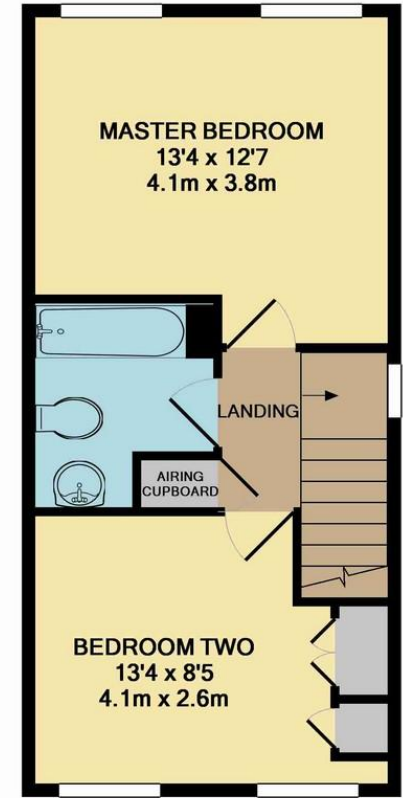
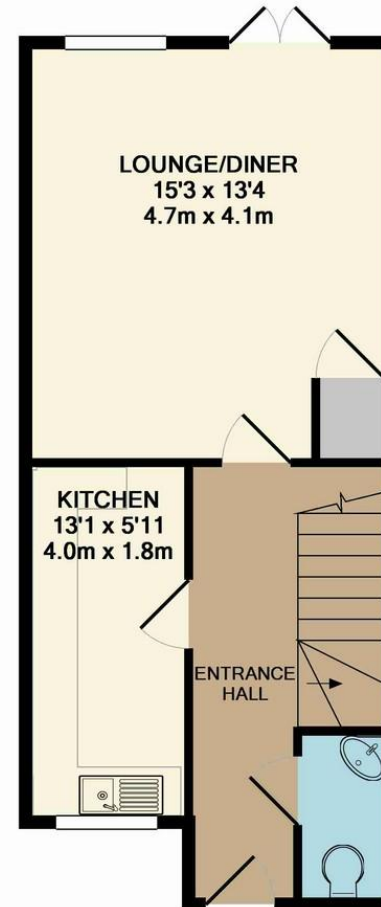
# Blackbridge Lane, Horsham RH12 1RU



**LOCATION** A two bedroom end of terrace property set in a convenient position on the West side of Horsham, off of Hills Farm Lane. The property is also set within one mile of both Tanbridge House School and Arunside Primary School and close to local shops, including Tesco extra in Broadbridge Heath.

**THE PROPERTY** A spacious, light and airy two double bedroom end of terrace situated on the West side of Horsham. The property is well presented throughout and comprises; Entrance hall, downstairs WC, lounge with French doors to the garden under stairs storage cupboard, and modern kitchen with appliances. To the first floor are two double bedrooms and bathroom with a shower attachment over the bath. Other benefits to the property include gas central heating and double glazing. The property is offered on an unfurnished basis and is available for occupation NOW.

**OUTSIDE** To the outside is the 40ft garden to the rear of the property, mostly laid to lawn but benefiting a small patio area, small storage boxes and a gate that gives side access. There is off road parking space to the front of the property.



Map Location



EPC Rating

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(85-91) B			(85-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
	73	76	74

Total Approximate Floor Area

/

Viewing arrangements by appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



**Brook 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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- Buses**  
0 mins walk
- Shops**  
Co-op  
0.3 miles
- Trains**  
Horsham  
1.3 miles
- Sport & Leisure**  
The Gym  
0.8 miles
- Airport**  
Gatwick  
13.5 miles
- Schools**  
Arunside  
Tanbridge
- Broadband**  
Up to Mbps
- Roads**  
M23
- Council Tax**  
Band C