



**Blackbridge Lane
Horsham, RH12 1RP**

£635,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Blackbridge Lane, Horsham, RH12 1RP



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LOCATION

Blackbridge Lane is an extremely convenient location, with Horsham Station being 1.2 miles distant, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is also easy access to the M23 leading to the M25. Horsham town centre, offers a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside, while further afield, the stunning South Downs and coast are within easy reach.

PROPERTY

Tenure: Freehold

We are delighted to present this three-bedroom detached property for sale. The home is in need of modernisation, offering a great opportunity for those looking to put their own stamp on a property and potentially add value. The property boasts three spacious reception rooms. The first reception room, acting as the lounge, is equipped with a fireplace and features a bay window, providing a double aspect view. The room also has doors leading to the dining room, creating a pleasant, flowing layout. The second reception room, the dining room, offers a delightful garden view and also provides access to the garden. This room can be accessed from both the hallway and the lounge, enhancing the property's open and

connected feel. The third reception room provides flexible use, with a large bay window and ample space that could serve as a potential fourth bedroom. The property features a sizeable kitchen, bathed in natural light with access to the garden. The kitchen is complete with built-in pantries, a breakfast bar, ample work surface space, and plenty of storage, perfect for a family that enjoys cooking together. The three double bedrooms are spacious and inviting. The main bedroom is generously proportioned, featuring built-in wardrobes, an en-suite bathroom, and a fitted sink. The room is filled with abundant natural light, creating a bright and welcoming atmosphere. The other two bedrooms are also double-sized, with the second one also offering built-in wardrobes for added convenience. The property offers two bathrooms. The main bathroom is large, featuring a bath with a shower and a window. The second bathroom is the ensuite to the main bedroom, fitted with a shower cubicle and toilet. Notably, the property also includes a spacious hallway and a downstairs WC, adding to its unique features. Given the layout and the number of bedrooms, this property is an ideal home for families.

OUTSIDE

Outdoors, the property provides a generous garden, mostly laid to lawn, with access to a brick-built store that leads into the garage. The west-facing garden is complemented by an additional brick built store to the other side of the property. The property's frontage is enhanced by the large gated in/out driveway and mature hedgerow. Moreover, the location is highly convenient with public transport links, nearby schools, local amenities, nearby parks, and walking routes.





Buses

1 minute walk



Shops

Co-op Food - 3 minute walk
Town Centre – 10 minute walk



Trains

Horsham – 1.2 miles
Littlehaven – 2.3 miles



Airport

Gatwick
16.2 miles



Roads

M23
7.2 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£1,800 pcm



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



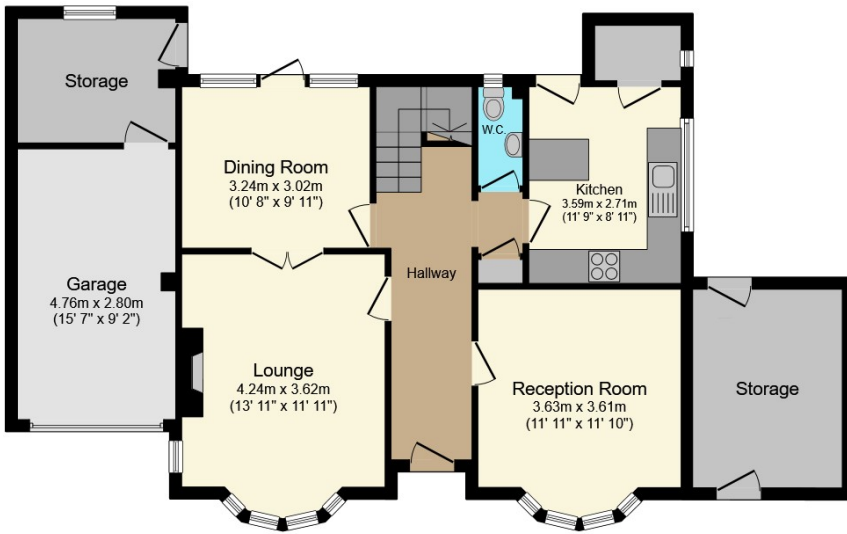
Broadband

Up to 500 Mbps

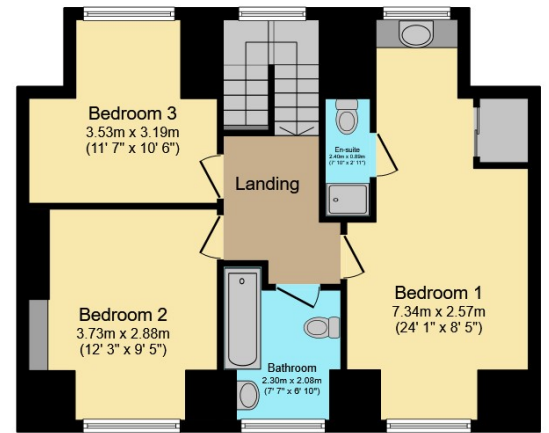


Council Tax

Band F

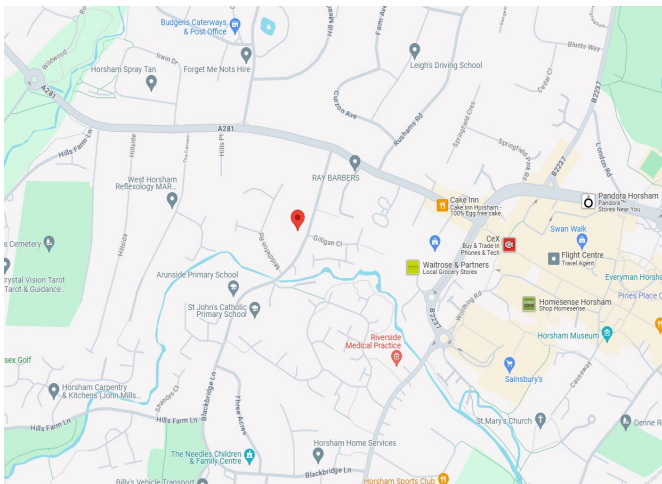


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,168 sq ft / 109 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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

