



**Blunts Way  
Horsham, RH12 2BJ**

**£565,000**

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

## Blunts Way, Horsham, RH12 2BJ

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### LOCATION

The property is located on the ever popular Blunts Way on the West side of Horsham, only a short walking distance from the town centre, main line station, with easy links to London, and the fantastic Horsham park with Pavilion Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers including a large John Lewis and Waitrose store.

### PROPERTY

Tenure: Freehold

Located in the sought-after area of Horsham, this charming semi-detached property is now available for sale. Ideal for families, couples, and downsizers, this home offers a wonderful opportunity for those looking to create their dream living space. As you step into the generous entrance hall, you will immediately appreciate the natural flow of the property. The house boasts two reception rooms, a larder within the kitchen and a downstairs WC. The first reception room features a beautiful fireplace, adding character to the space, while the second extended reception room offers a garden view and direct access to the outdoor area, perfect for enjoying sunny days. The kitchen is a delightful area with natural light, offering a pleasant cooking environment. It also includes space for a small table and provides access to a lobby for added convenience. The property comprises three bedrooms, offering comfortable living spaces for all residents. The first bedroom is a spacious double room flooded with natural light, creating a warm and inviting atmosphere. The second double bedroom also provides ample space and includes a convenient sink. The third bedroom, a single room, offers generous space for

various uses. The bathroom is light and airy, featuring a bath with a shower, providing a relaxing space to unwind after a long day. This property presents a fantastic opportunity for the new owners to put their stamp on the home and create a space tailored to their tastes and preferences. The location of the property is another standout feature, with easy access to public transport links, local amenities, nearby parks, and the peaceful surroundings make it an ideal place to call home. Don't miss the chance to own this wonderful property close to Horsham Park and Horsham Town. Contact us today to arrange a viewing.

### OUTSIDE

The front of the property is shielded by mature shrubs creating privacy and framing the small front garden beautifully. The generous driveway offers ample space for multiple cars to park comfortably while leading up to the attached garage with an up and over door. The garage is an ample size with a window to the rear and a door allowing access to the lobby along the side of the home. The lobby itself also provides sheltered access to the garden via a door and also out to the driveway. The rear garden is a secluded oasis with a patio area perfect for seating and barbeques in the warmer months. A pathway leads down the garden where you will find a charming archway which allows access to the extra garden space creating an almost 'secret garden' giving your outside space an element of charm. Within the garden you have plenty of lawn with mature shrubs and an attractive pond.







**Buses**

2 minute walk



**Shops**

Morrisons Daily  
6 minute walk



**Trains**

Horsham – 0.7 miles  
Littlehaven – 1.6 miles



**Airport**

Gatwick  
12.3 miles



**Roads**

M23  
6.4 miles



**Sport & Leisure**

Pavilions in the Park  
0.5 miles



**Rental Income**

£1,900 pcm



**Schools**

Trafalgar Infant  
Greenway Academy  
Tanbridge House



**Broadband**

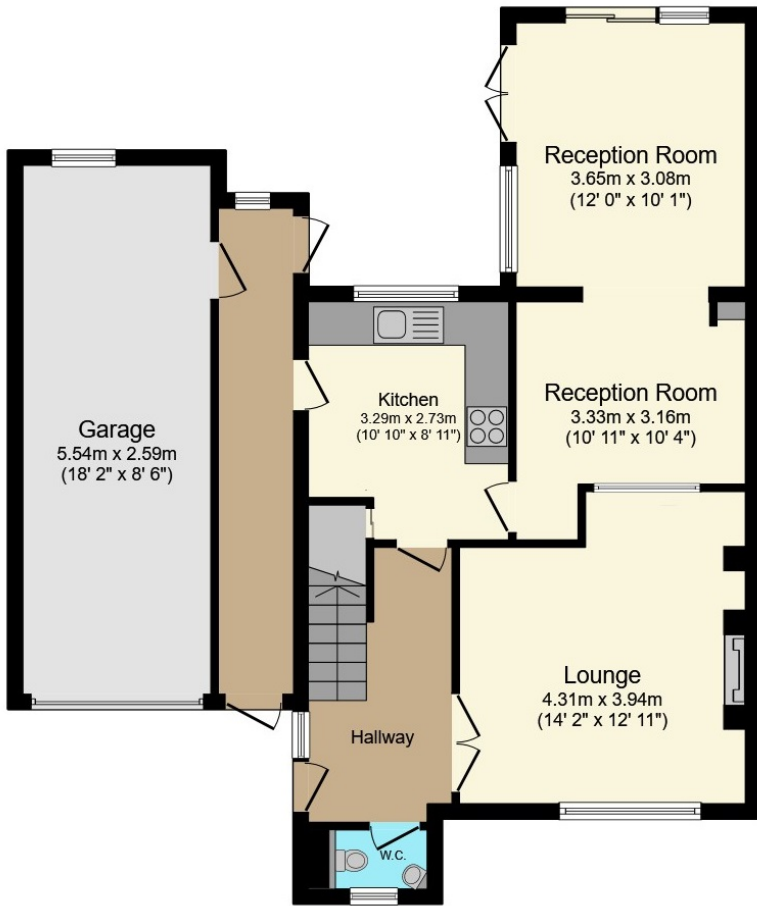
Up to 67 Mbps



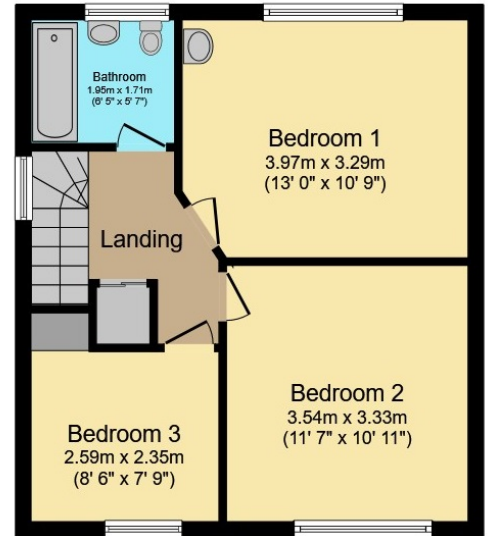
**Council Tax**

Band E



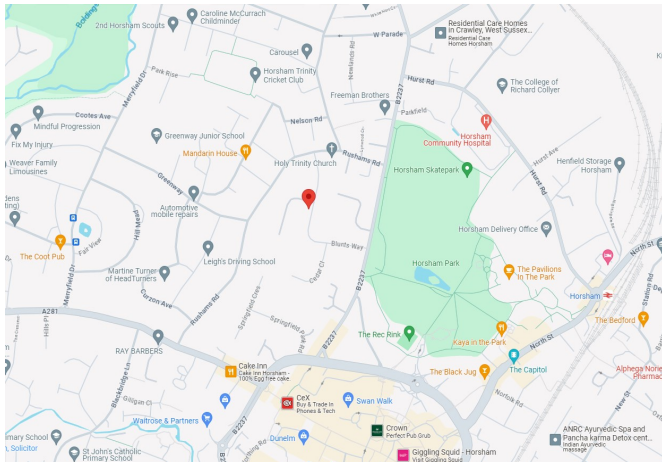


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,347 sq ft / 125 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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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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