



**Blackbridge Lane,  
Horsham, RH12 1SD**

**Asking Price  
£675,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## LOCATION

The property enjoys a highly convenient location just a few minutes' walk from Horsham's charming town centre, which offers a wide range of major retailers, including a John Lewis store, alongside an excellent selection of independent shops and restaurants. Situated on the southern side of town, the bungalow also benefits from easy access to the A24, providing direct routes to the South Coast, while Gatwick Airport and the M23 are within easy reach. For commuters, both Christ's Hospital and Horsham railway stations are nearby, offering regular services to Clapham Junction and London Victoria in under an hour. A variety of leisure and recreational facilities are also close at hand, including Bluecoat Sports, Horsham Sports Club, The Bridge Leisure Centre, Slinfold Golf & Country Club, and Horsham Golf Club.

## PROPERTY

Tenure: Freehold

We are delighted to present this three-bedroom detached property for sale. The property boasts spacious reception rooms. The first reception room through from the hallway acting as the dining room / sitting area, is a good size and opens out with patio doors to the garden area. This room also has doors leading to the larger living area / lounge, creating a pleasant, flowing layout.

The property features a sizeable kitchen that has recently been modernised with an Induction hob, Integrated dishwasher and ample worksurface space, and plenty of storage. The three double bedrooms are spacious and inviting. The main bedroom is generously proportioned, featuring plenty of space for wardrobes. The room is filled with abundant natural light, creating a bright and welcoming atmosphere and looks out onto the large south facing garden. The other two bedrooms are also double-sized, with the second one also offering built-in wardrobes for added convenience. The main bathroom is a good size featuring a bath with a power shower and a window. Notably, the property also includes a spacious hallway with internal porch, perfect for removing and storing shoes, coats and bags, as well as featuring a separate WC.

## OUTSIDE

To the front of the property there is an area of driveway with parking for 3/4 cars, with an adjacent Garage that has an up and over door. The property also offers a very large rear garden, with a large patio directly to the rear of the property, that leads to an expanse of lawn, that is enclosed by a combination of mature hedging and fencing. The whole garden extends to approximately 125' (38m) x 52' (16m) and is South facing.





**Buses**

2 minute walk



**Shops**

3 minute walk



**Trains**

Horsham – 1.2 miles  
Littlehaven – 2.4 miles



**Airport**

Gatwick  
15.5 miles



**Roads**

M23  
7.3 miles



**Sport & Leisures**

Pavilions in the Park  
1.4 miles



**Rental Income**

£1,900 pcm



**Schools**

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

Band E



Approximate total area<sup>(1)</sup>

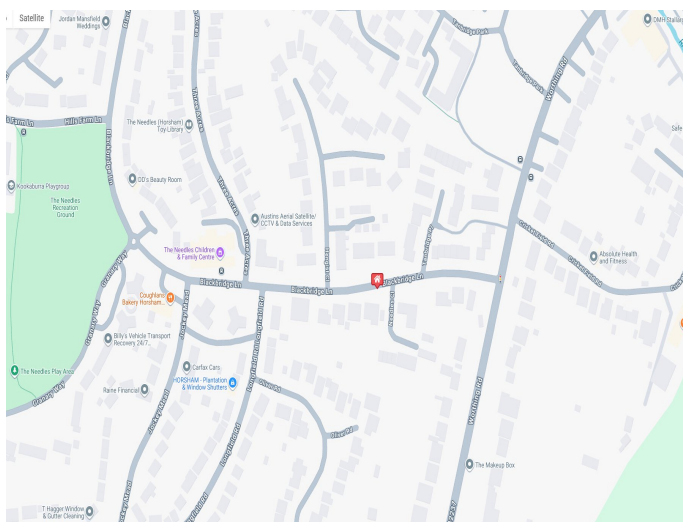
119.5 m<sup>2</sup>  
1286 ft<sup>2</sup>

(1) Excluding balconies and terraces

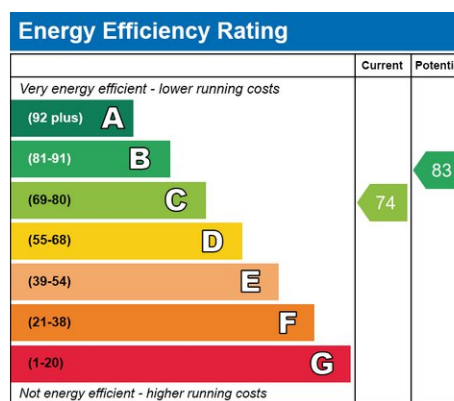
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



### EPC Rating



Viewing arrangements by appointment through Brock Taylor

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