



133 Blackbridge Lane

Horsham, West Sussex, RH12 1SD

Guide Price £375,000 Leasehold (With a Share of the Freehold)



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to be offering for sale this spacious and beautifully presented two bedroom end of terrace home with a garage, situated on the "Farmside" development just a stones throw from Horsham town centre. The property has been lovingly modernised by the current owner and the accommodation comprises, in brief, a bright and airy sitting room opening to the kitchen/dining room with rear access to the large private rear garden. Upstairs, there is a very generously sized principal bedroom, a good sized second bedroom with a storage cupboard, and a modern bathroom suite. Heating and hot water are provided by a modern gas fired boiler and all of the windows have been replaced with uPVC double glazed fittings. Situated within a 10 minute walk of Horsham town, the property is perfectly placed for both easy access to the town and to the A24, and falls within the catchment of Arunside Primary and Tanbridge Secondary schools. Viewings are strongly recommended with the vendor's sole agent, Courtney Green.

The accommodation comprises:

Double glazed **Front Door** opening to

Sitting Room Large front aspect double glazed and side aspect double glazed window, cloaks cupboard, Amtico bleached oak flooring, two wall mounted radiators, stairs with an understairs cupboard rising to the first floor landing, door opening to the Kitchen.

Kitchen The kitchen comprises a modern range of eye and base level cabinets with complementing worktops, stainless steel sink and drainer with monobloc tap above, space for a fridge/freezer with fitted cabinetry surround, space for a washing machine, tumble dryer and cooker, cupboard housing an Ideal combination boiler, continuation of Amtico bleached oak flooring, LED downlighting, rear aspect double glazed window overlooking private rear garden, wall mounted radiator, door to rear garden.

From the **Sitting Room**, stairs rise to the **First Floor Landing**, overhead book shelving.

Landing With pull down hatch and ladder accessing the generous loft space. Doors to the Principal bedroom, Bedroom two and Bathroom.

Principal Bedroom A bright and airy room of generous proportions with a full width double glazed front window and further side aspect double glazed window, fitted Venetian blinds and wall mounted radiator.

Bedroom Two With a rear aspect double glazed window, storage cupboard above the stairs, wall mounted radiator.

Bathroom A modern white bathroom suite comprising a low-level w.c with dual flush function, vanity unit with an inset sink with mixer tap above and cupboard under, mirrored cabinet, enclosed bath with chrome mixer tap and thermostatically controlled chrome shower with handheld and rainfall shower attachments, localised tiling, heated towel rail, LED downlighting and rear aspect window.

OUTSIDE

The property is set back from the road and there is a large area of communal lawn providing a pleasant outlook and a buffer from the road. The front garden has a shrub planted border and Cotswold stone pebbles with a path that leads to the front door and side access to the rear garden.

The large and private rear garden has an area of hardwood decking adjoining the rear of the property, trellis fencing with shrub border, steppingstones through the lawn to an area of patio which provides a further seating area, rear access door to the

Garage

Which has vehicular access in a nearby block. Metal up and over door, with a personal door to the rear affording direct access to the rear garden.

TENURE

Leasehold – 999 years from the start (With a Share of the Freehold)
 Ground Rent: £5.25 from 25/12/2024–23/06/2025
 Service Charge: £229.59 from 25/12/2024–23/06/2025
 Managing Agents: Hobdens Property Management Ltd (01903 724040)

Council Tax Band—C

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

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