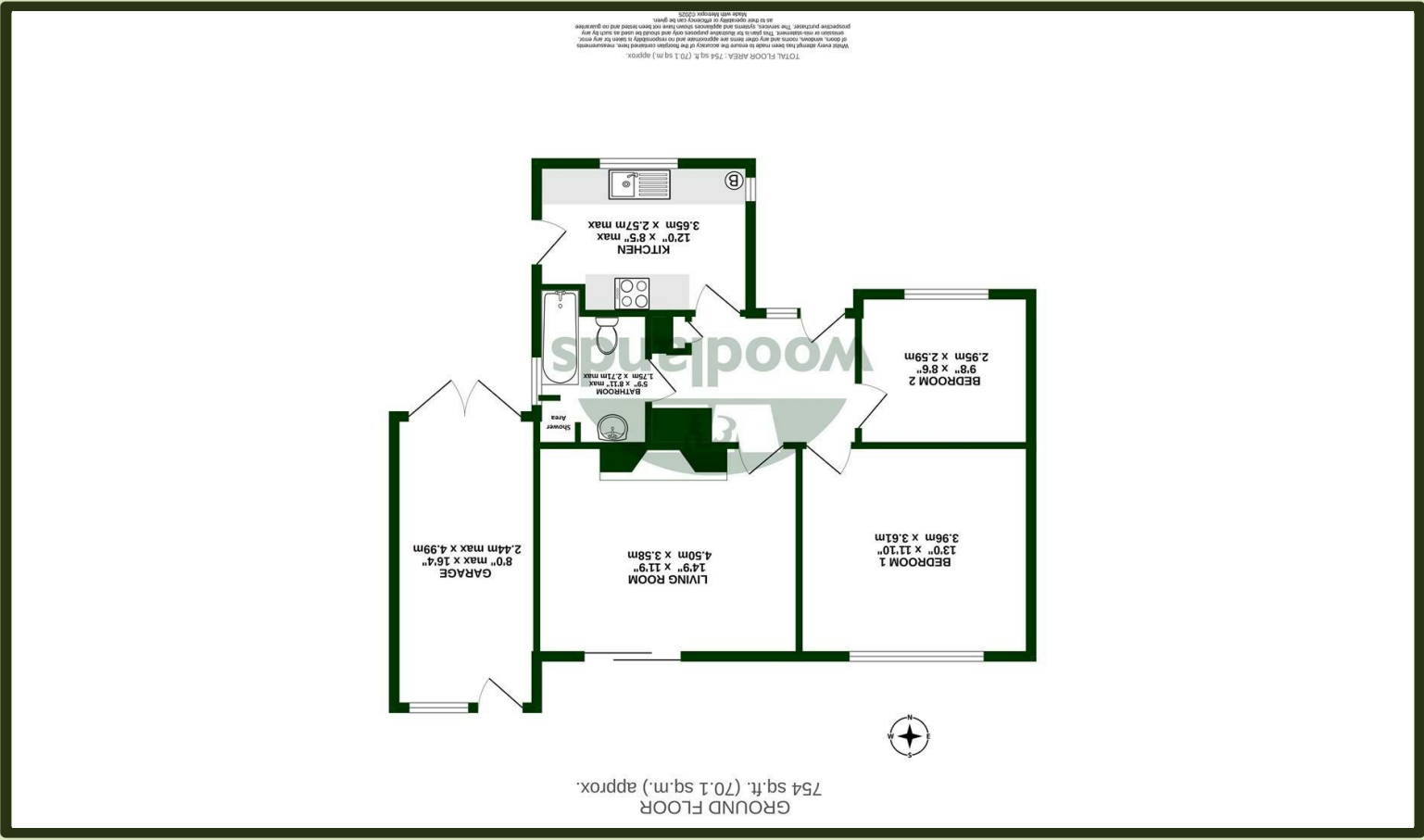




Linfield, 114 Blackbridge Lane, Horsham, West Sussex, RH12 1SD



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

LOCATION: The property is situated on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is just over 0.5 miles and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Pines Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre take the Worthing Road towards Southwater. Follow the road along passing Tanbridge Park on your right hand side. Shortly after, take the next right into Blackbridge Lane The property can be found on the right hand side.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.



Positioned in a popular area of Horsham, within easy walking distance to the town centre, this attractive two bedroom detached bungalow is brought to the market with no onward chain.

Offering the new owners excellent scope to further modernise and enhance as desired. The location can't be beaten - just a short stroll leads you into the heart of this historic market town with an excellent range of amenities- from major high street retailers, independent shops, bars and restaurants and wonderful leisure facilities, you can see why so many choose to settle down here.

Accessed by a driveway providing off road parking and leading to an attached single garage, a path and attractive front garden area lead to the front door and into a welcoming entrance hall with storage cupboard. The accommodation comprises two bedrooms - a large principal bedroom overlooking the rear garden with lots of space for freestanding furniture, and a second single bedroom that could also be put to good use as a small dining space or a study.

From the hallway, a glazed door leads through to the living room, which is a cosy space with patio doors leading out to the garden beyond. The kitchen is fitted with a good range of base and wall units along with a fitted oven and hob, with space for further freestanding appliances. There is also a side door leading out to the driveway. A family bathroom featuring a separate bath and "wet room" style shower making it perfect for everyone.

To the rear is a generous sized private rear garden, enjoying a sunny southerly aspect making this the perfect spot for afternoon entertaining and al-fresco dining in the summer months.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 14'09" x 11'09" (4.50m x 3.58m)

KITCHEN 12'0" x 8'05" (3.66m x 2.57m)

BEDROOM ONE 13'0" x 11'10" (3.96m x 3.61m)

BEDROOM TWO 9'08" x 8'06" (2.95m x 2.59m)

BATHROOM 5'09" x 8'11" (1.75m x 2.72m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 8'0" x 16'04" (2.44m x 4.98m)

REAR GARDEN

NO ONWARD CHAIN



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