



Bluebell Close, Horsham, West Sussex, RH12 5WB



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Providing the new owners excellent scope to modernise, update and enhance whilst being positioned in an attractive spot in a quiet cul-de-sac, this three bedroom link-semi-detached home is brought to the market with no onward chain and would make the perfect home for a variety of buyers, non more so than for families wishing to take advantage of the popular local primary and secondary schools. Just a short walk to local shops including a convenience store, post office, hairdressers, and pharmacy as well as the Holbrook Club with leisure facilities and Littlehaven train station. Horsham town centre is also just a short drive with an abundance of independent shops, major retailers, and excellent amenities, you can see why so many people choose to settle in this location.

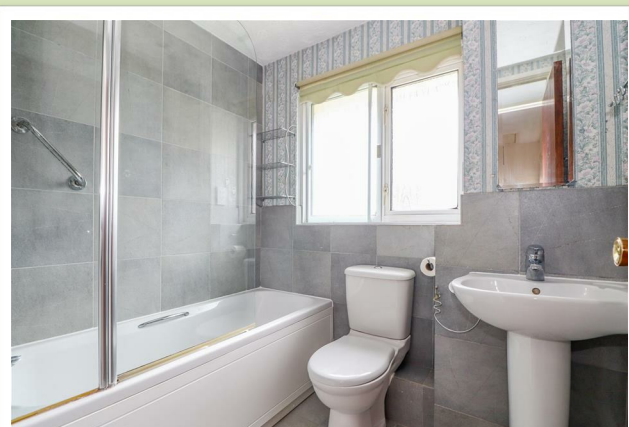
Accessed by a driveway with integral single garage with electric up and over door and small front garden area, a small entrance hall leads into the living room set to the front of the property with stairs leading to the first floor. Beyond this is a well-proportioned kitchen/diner offering the new owners scope to update and create a stylish space with the added benefit of a conservatory leading through to an attached utility/guest cloakroom to the rear of the garage.

To the first floor are three bedrooms- two spacious doubles, and a 3rd small double/large single, with the principal bedroom being particularly spacious and also providing fitted wardrobes as well as a large airing cupboard with hot water cylinder, a modern bathroom with white sanitary ware and an Aqualisa shower over the bath completing the internal accommodation.

To the rear is a private rear garden, laid with artificial lawn for easy maintenance, meaning the new owners can enjoy a well presented outside space, perfect for dining and entertaining in the summer months.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL 3'7 x 2'11 (1.09m x 0.89m)**

**LIVING ROOM 14'9 x 14'8 (4.50m x 4.47m)**

**KITCHEN/DINER 14'7 x 9'6 (4.45m x 2.90m)**

**CONSERVATORY 12'11 x 7'7 (3.94m x 2.31m)**

**UTILITY/GUEST CLOAKROOM 7'0 x 5'3 (2.13m x 1.60m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 14'7 x 11'5 (4.45m x 3.48m)**

**BEDROOM TWO 12'2 x 8'0 (3.71m x 2.44m)**

**BEDROOM THREE 9'8 x 9'6 (2.95m x 2.90m)**

**BATHROOM 6'9 x 5'5 (2.06m x 1.65m)**

**OUTSIDE**

**SMALL FRONT GARDEN**

**DRIVEWAY**

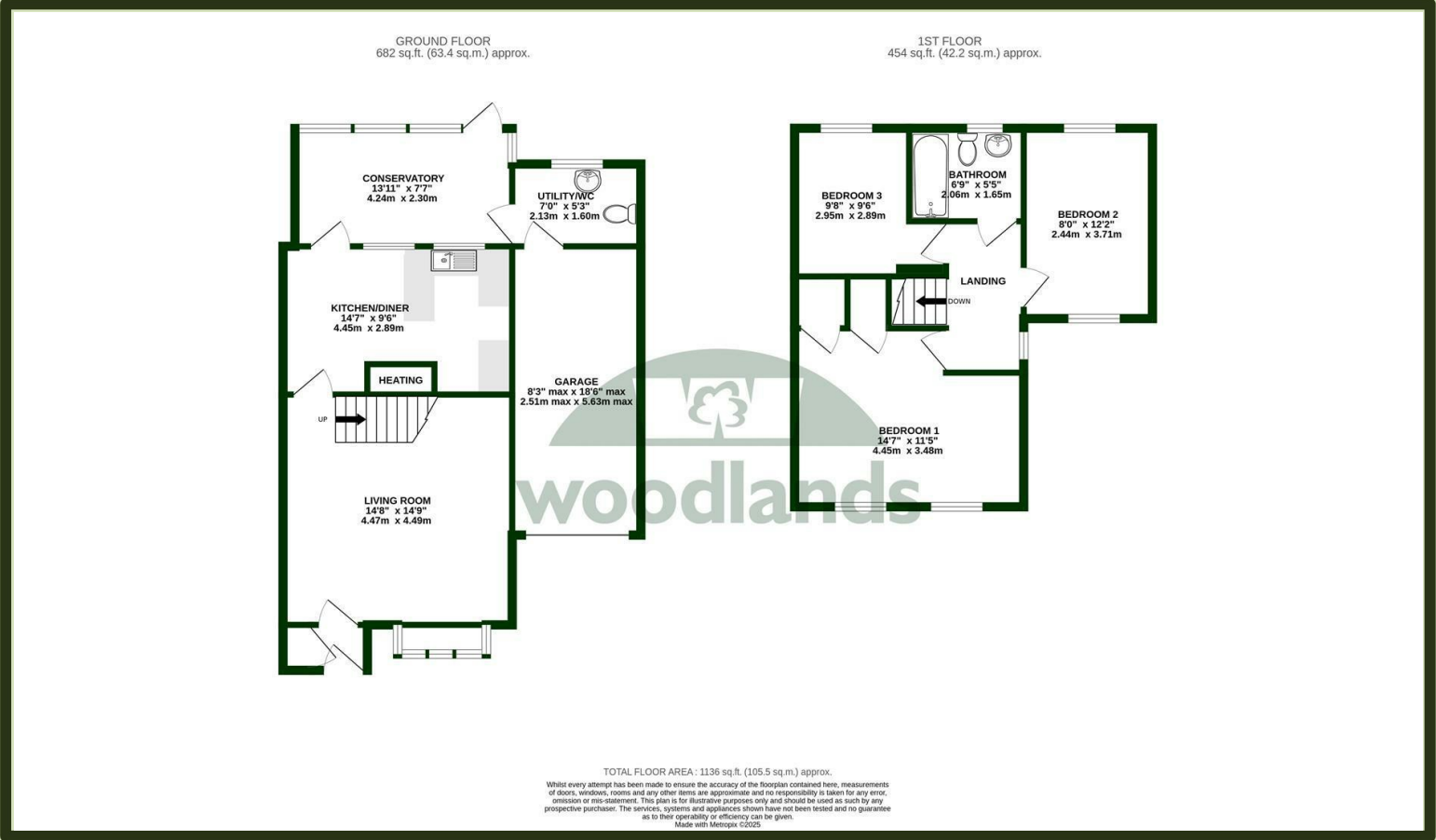
**GARAGE 18'6 x 8'3 (5.64m x 2.51m)**

**PRIVATE REAR GARDEN**

**NO CHAIN**



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**LOCATION:** Bluebell Close is situated in a popular residential cul-de-sac north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

**DIRECTIONS:** From Horsham town centre follow Albion Way over the first roundabout. At the first set of traffic lights turn right into Springfield Road. Continue along passing the Park on the right hand side. At the big set of traffic lights, go straight ahead and then turn right at the next set into Wimblehurst Road. Continue along and go straight ahead at the mini-roundabout into North Heath Lane. At the next mini roundabout, turn right into Coltsfoot Drive. Proceed to the T-junction and turn right into Bluebell Close.

**COUNCIL TAX:** Band D.

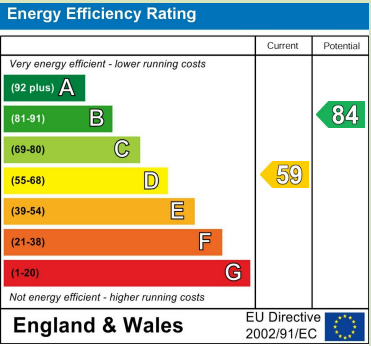
**EPC Rating:** D.

**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.**



**MISREPRESENTATION ACT**

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