



120 Blackbridge Lane, Horsham, West Sussex, RH12 1SD

Offers Over £550,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## In brief...

- 3 well proportioned double bedrooms
- 3 reception rooms
- Spacious and well positioned bungalow
- Private 111' x 49' south facing garden
- No onward chain
- Driveway for 3 vehicles and garage
- Potential to further enlarge and improve

A deceptively spacious and rarely available 3 bedroom, 3 reception room detached bungalow, built in the 1950s with driveway for 3 vehicles, garage, 111' x 49' private south facing garden and no onward chain.

Council Tax band: E

Tenure: Freehold





### **In more detail...**

A deceptively spacious and rarely available 3 bedroom, 3 reception room detached bungalow, built in the 1950s with driveway for 3 vehicles, garage, 111' x 49' private south facing garden and no onward chain. The property is situated on a popular centrally located residential road, within a short walk of the town centre, beautiful countryside, shopping facilities and excellent schooling.

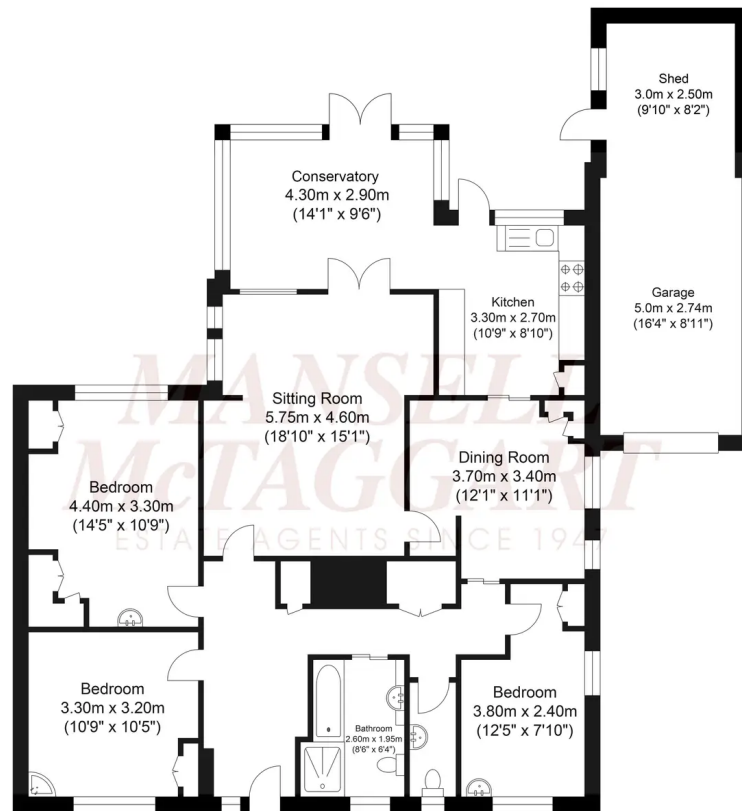
The accommodation comprises: entrance hallway with 2 useful storage cupboards and access into the loft which offers an opportunity for conversion. The hallway leads into the extended sitting room, conservatory with doors onto the garden and separate dining room. The kitchen is fitted with pine units, space for appliances and stable door onto the garden. There are 3 well proportioned double bedrooms with fitted wardrobes and sinks (3rd bedroom houses the Worcester Bosch combination boiler), and family bath/shower room with separate cloakroom.

A driveway provides parking for 3 vehicles, leading to the garage with power and attached timber framed shed/store room. The 111' x 49' south facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is lawned with well established borders, greenhouse, shed, paved patio and side access.

## The location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5\* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Floor Area  
1462.81 sq ft  
(135.90 sq m)

Approximate Gross Internal Area = 135.90 sq m / 1462.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Mansell McTaggart

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