



Badgers Close, Horsham, West Sussex, RH12 5RU



A superb opportunity to acquire a recently renovated three-bedroom link-detached bungalow, ideally positioned at the beginning of a peaceful residential cul-de-sac in the ever-popular town of Horsham. Offering well-proportioned accommodation arranged entirely across one level and presented with a fresh, neutral finish throughout, this attractive home is offered to the market with the added benefit of no onward chain.

One of the property's standout features is its excellent location, particularly for those looking for convenient rail connections, with Littlehaven railway station just a comfortable walk away. The property is also well placed for a selection of local amenities, highly regarded primary and secondary schools, and the wealth of shops, restaurants and leisure facilities found within Horsham town centre, which is just a short drive away.

Having recently had some renovation works carried out, the bungalow provides a fantastic blank canvas for its new owners, allowing them to move straight in and put their own stamp on the property, whilst also allowing scope to further enhance. A private driveway provides parking to the front, leading to the attached single garage, while a front garden adds to the property's attractive approach.

Inside, a welcoming entrance hall immediately sets the tone, with light and neutral décor creating a bright and contemporary feel. A useful guest cloakroom is also conveniently located off the hallway.

The accommodation has been thoughtfully arranged with the bedrooms and living spaces separated by the central hall, with three bedrooms in total. Two are comfortable double bedrooms, while the third is a particularly generous single, making it ideal as a child's bedroom, home office or occasional guest room. These are complemented by a family bathroom, complete with bath and electric shower over.

At the centre of the home is an impressive open-plan living and dining room, providing a generous and versatile space for both relaxing and entertaining. With a dual aspect, this room enjoys an excellent level of natural light throughout the day and offers plenty of flexibility for different furniture layouts and dining arrangements.

The adjoining kitchen is well equipped with a good selection of wall and base units, providing ample storage and workspace, while a useful utility room sits beyond and adds further practicality. To the rear, the generously sized garden is predominantly laid to lawn and enjoys a desirable westerly aspect, creating a wonderful setting for enjoying the afternoon and evening sunshine, entertaining guests or simply relaxing outdoors.

Combining single-level living, recently renovated accommodation, excellent transport links and a peaceful cul-de-sac setting, this is a particularly appealing opportunity for those looking to enjoy all that Horsham and the surrounding area have to offer.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

PORCH 3'0" x 2'1" (0.91m x 0.64m)

ENTRANCE HALL

CLOAKROOM 2'10" x 5'9" (0.86m x 1.75m)

OPEN PLAN LIVING/DINING ROOM

LIVING AREA 16'10" x 13'7" (5.13m x 4.14m)

DINING AREA 9'1" x 13'1" (2.77m x 3.99m)

KITCHEN 7'2" x 12'8" (2.18m x 3.86m)

UTILITY ROOM 7'0" x 10'0" (2.13m x 3.05m)

BEDROOM ONE 13'2" x 9'9" (4.01m x 2.97m)

BEDROOM TWO 13'2" x 9'1" (4.01m x 2.77m)

BEDROOM THREE 13'2" x 7'2" (4.01m x 2.18m)

BATHROOM 6'4" x 6'1" (1.93m x 1.85m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

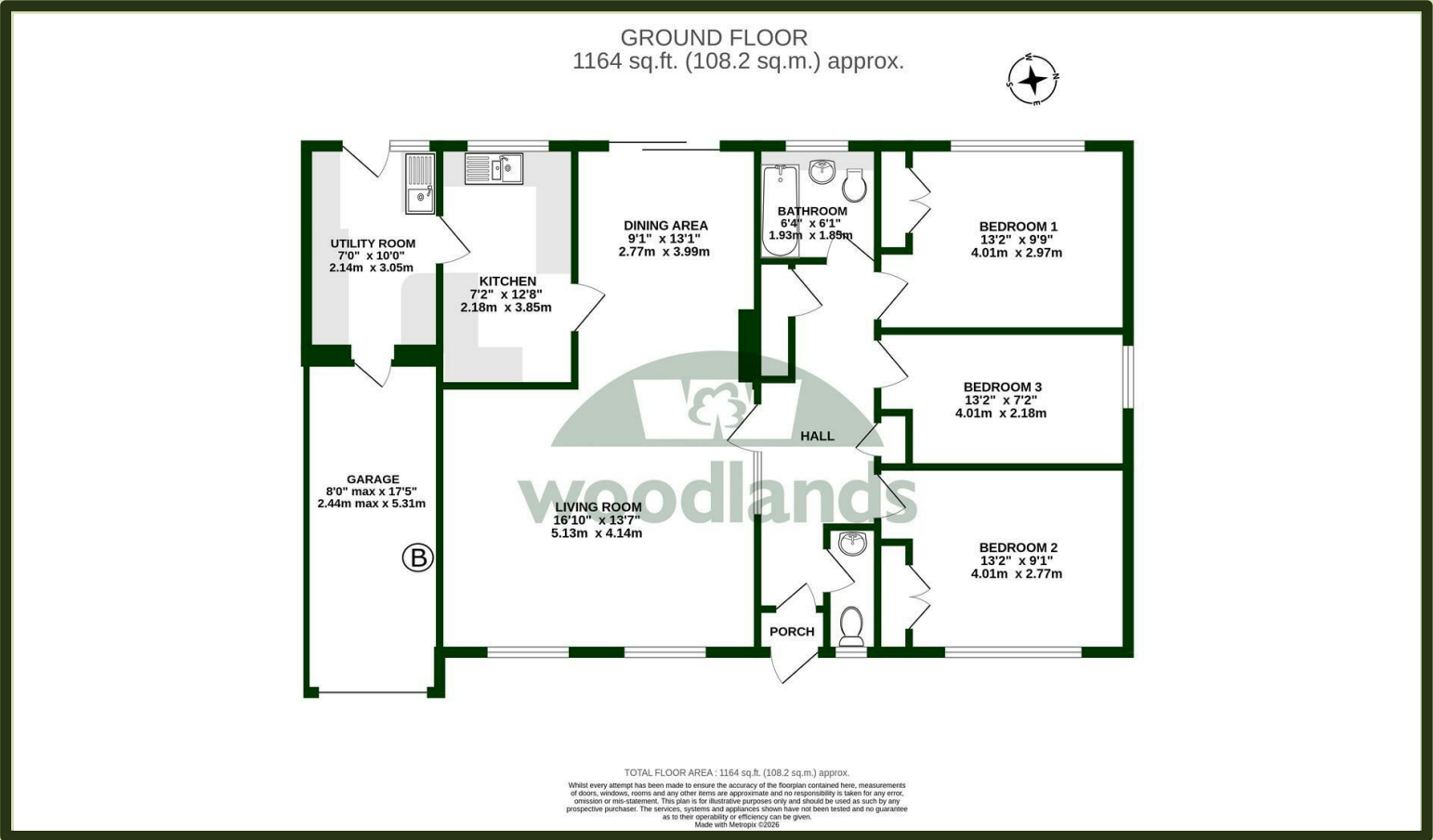
GARAGE 8'0" x 17'5" (2.44m x 5.31m)

REAR GARDEN

NO ONWARD CHAIN



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LOCATION: Badgers Close is situated north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There are regular bus routes in and out of Horsham within close proximity as well as Littlehaven Train Station. with direct routes into London.

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 go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road and proceed over Littlehaven Halt. Take the first turning on the left into Brook Road where Badgers Close is then the first turning on the left.

COUNCIL TAX: Band E.

EPC Rating: D.

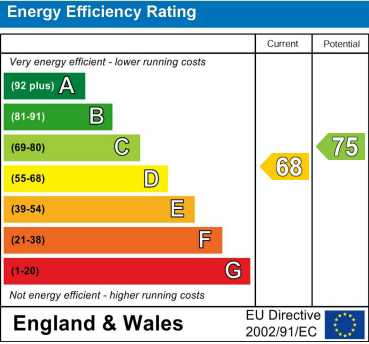
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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