



**Bluebell Close, Horsham,
West Sussex,
RH12 5WB**

Offers Over £450,000

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**Residential sales, lettings,
land and new homes.**

THE LOCATION

The property is set at the end of a small cul-de-sac, in this popular residential road, conveniently positioned within a short walk of Littlehaven Station, that offers a direct service to London Victoria (approx. 1 hour). In addition, there is a Budgens supermarket and range of local shops, at Coltsfoot Drive, with Horsham town centre, being a short drive further that offers comprehensive shopping facilities and a wide selection of bars, restaurants and coffee shops. The town also features an Everyman Cinema, The Capitol Theatre and a twice-weekly market. Bluebell Close is also conveniently positioned for access to a number of schools, including Bohunt Horsham, North Heath primary school & All Saints C of E Primary School.

ACCOMMODATION SUMMARY

The property offers spacious accommodation, arranged across two floors, with the ground floor offering an entrance hall, with access to the garage (that could offer potential for conversion STPP), a large living room, with patio doors to the garden, fitted kitchen, with integrated appliances and a large, part brick -built conservatory. The first floor boasts three good-sized bedrooms, a modern white bathroom suite and separate WC. The house also offers double-glazing and has also benefited from an updated boiler being installed.

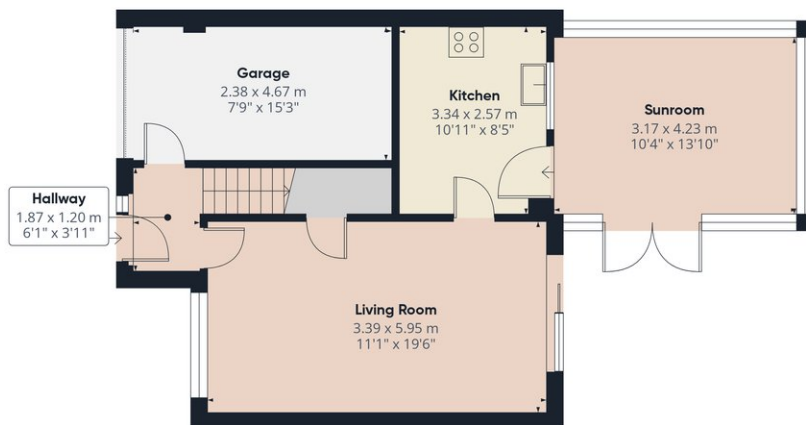
GARDENS & PARKING

To the front of the property there is driveway parking for 1-2 vehicles, with additional parking bays set within the cul-de-sac. The driveway leads to an integral garage, with up and over door, power, lighting and a connecting door to the hall, that could offer potential for conversion (STPP). To the rear there is an enclosed area of garden that is laid to paving, with gated side access, a raised brick flower bed and timber storage shed.

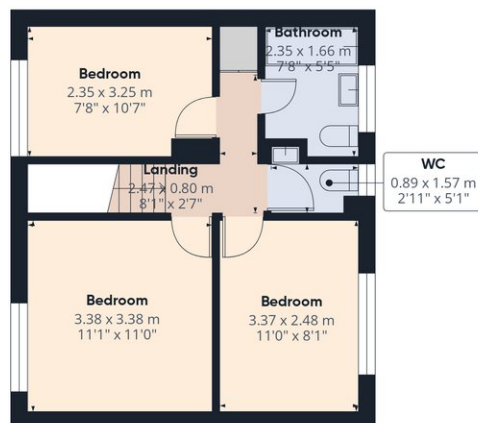




**Click here for dedicated
website for property**



Ground Floor



Floor 1

Approximate total area⁽¹⁾
95.5 m²
1027 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Map Location



EPC Rating

Viewing arrangements by
appointment through Brock Taylor

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