



Blackbridge Lane, Horsham, West Sussex, RH12 1RU



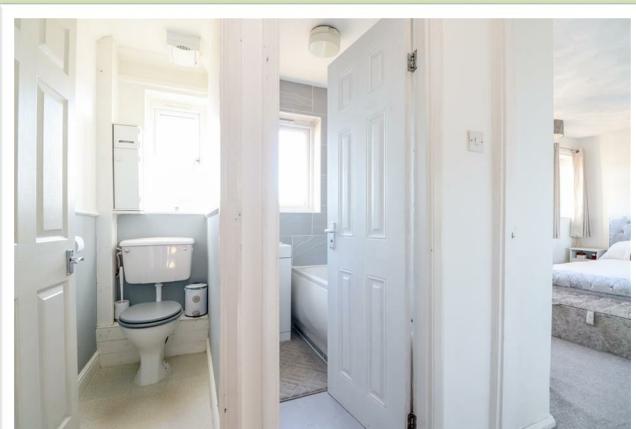
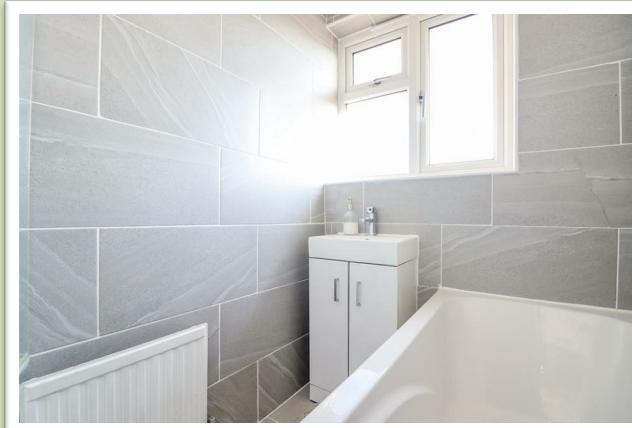


Set in a highly sought-after Horsham location, this attractive three-bedroom terraced home places the town centre within easy walking distance. Families will love the proximity to well-regarded schools whilst providing the ideal opportunity for buyers looking for generous living and bedroom space, with plenty of potential to modernise and shape the property to their own taste. With the town's vibrant mix of high-street brands, independent boutiques, cafés, restaurants and leisure facilities all close by, it's easy to appreciate why this area remains such a popular choice for families and professionals alike.

The home offers a well-balanced layout throughout. To the front, the property benefits from a private driveway with parking for two vehicles. Stepping inside, a bright entrance hall sets the tone and leads to the main living room - an inviting and versatile space that delivers a cosy atmosphere and the option of creating a more open layout by connecting it to the rear dining area, should a buyer wish, subject to the standard permissions being sought.

Overlooking the rear garden, the kitchen provides a practical arrangement of base and wall units along with direct access outside. Adjacent sits a dedicated dining space, perfect for everyday meals or entertaining guests. The rear garden itself is a real highlight - a generous size for families, complete with a large patio ideal for barbecues and summer gatherings, and with excellent potential for adding a home office or studio.

On the first floor, three well-proportioned bedrooms await. Two are spacious doubles, while the third is a single enhanced by a useful bulkhead storage cupboard. A separate bathroom and WC complete the accommodation, offering functionality and convenience for busy households.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 10'07" x 11'09" (3.23m x 3.58m)

KITCHEN 8'07" x 10'03" (2.62m x 3.12m)

DINING ROOM 8'01" x 11'0" (2.46m x 3.35m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'07" x 10'11" (4.45m x 3.33m)

BEDROOM TWO 10'09" x 11'09" (3.28m x 3.58m)

BEDROOM THREE 7'09" x 8'09" (2.36m x 2.67m)

BATHROOM 4'04" x 5'05" (1.32m x 1.65m)

SEPARATE W.C 2'05" x 5'05" (0.74m x 1.65m)

OUTSIDE

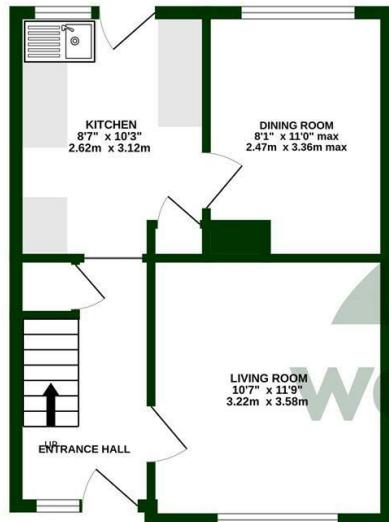
OFF ROAD DRIVEWAY PARKING TO THE FRONT

REAR GARDEN

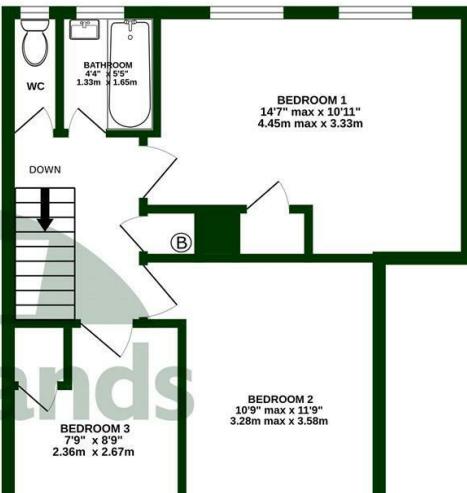


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GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plan(s) contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION: The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is within half a mile 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 Prides 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 turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopton. Proceed along this road and turn left immediately after The Co-Op and Pets Corner into Blackbridge Lane. Proceed along this road where the property can be found on the left hand side.

COUNCIL TAX: Band C.

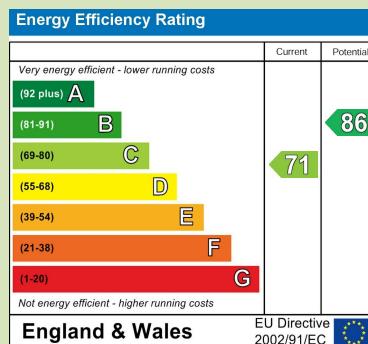
EPC Rating: C.

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.




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