



Arunside, Blackbridge Lane, Horsham, West Sussex, RH12 1SJ



woodlands



Located just a short stroll from Horsham's vibrant town centre, this well-presented two-bedroom first floor maisonette offers an ideal blend of space, comfort, and convenience. Whether you're a first-time buyer, young family, or a buy-to-let investor, this property presents an exciting opportunity in a sought-after location.

Accessed via its own private entrance, the property opens into a welcoming entrance hall with a large storage cupboard. Stairs lead to a bright and spacious landing area which also features an additional storage cupboard. The main living accommodation includes a generously proportioned lounge/diner finished in soft neutral tones, providing the perfect setting for both relaxing and entertaining. Adjacent to this, the well-appointed kitchen is fitted with modern base and wall units, with ample space for freestanding appliances and the gas-fired boiler, making it both functional and stylish.

The main bedroom is notably spacious, offering plenty of room for a large bed and additional freestanding furniture, while the second bedroom is a comfortable single with a useful bulkhead storage cupboard - ideal as a child's room, guest room, or home office. A part-tiled family bathroom completes the internal layout, providing a clean and practical finish.



Externally, residents enjoy the use of a small shared communal garden space to the front of the property. There is also an allocated parking space, adding to the day-to-day convenience.

The location is a real highlight, with Horsham's thriving town centre, excellent cafes, restaurants, and local amenities all within easy reach. For families, there are highly regarded primary and secondary schools nearby. This home is perfectly positioned for those seeking a balanced lifestyle - close to everything, yet tucked away in a peaceful residential setting.



Accommodation with approximate room sizes:  
Max measurements shown unless stated otherwise.

**GROUND FLOOR**

**PRIVATE FRONT DOOR**

**ENTRANCE HALL with stairs to First Floor**

**FIRST FLOOR LANDING**

**LIVING/DINING ROOM 15'8 x 12'7 (4.78m x 3.84m)**

**KITCHEN 9'8 x 7'8 (2.95m x 2.34m)**

**BEDROOM ONE 14'10x 8'10 (4.52mx 2.69m)**

**BEDROOM TWO 11'10 x 8'9 (3.61m x 2.67m)**

**BATHROOM 6'10 x 6'7 (2.08m x 2.01m)**

**OUTSIDE**

**GARDEN AREA**

**ALLOCATED PARKING SPACE**

**OUTGOINGS**

**LEASE LENGTH: 97 YEARS**

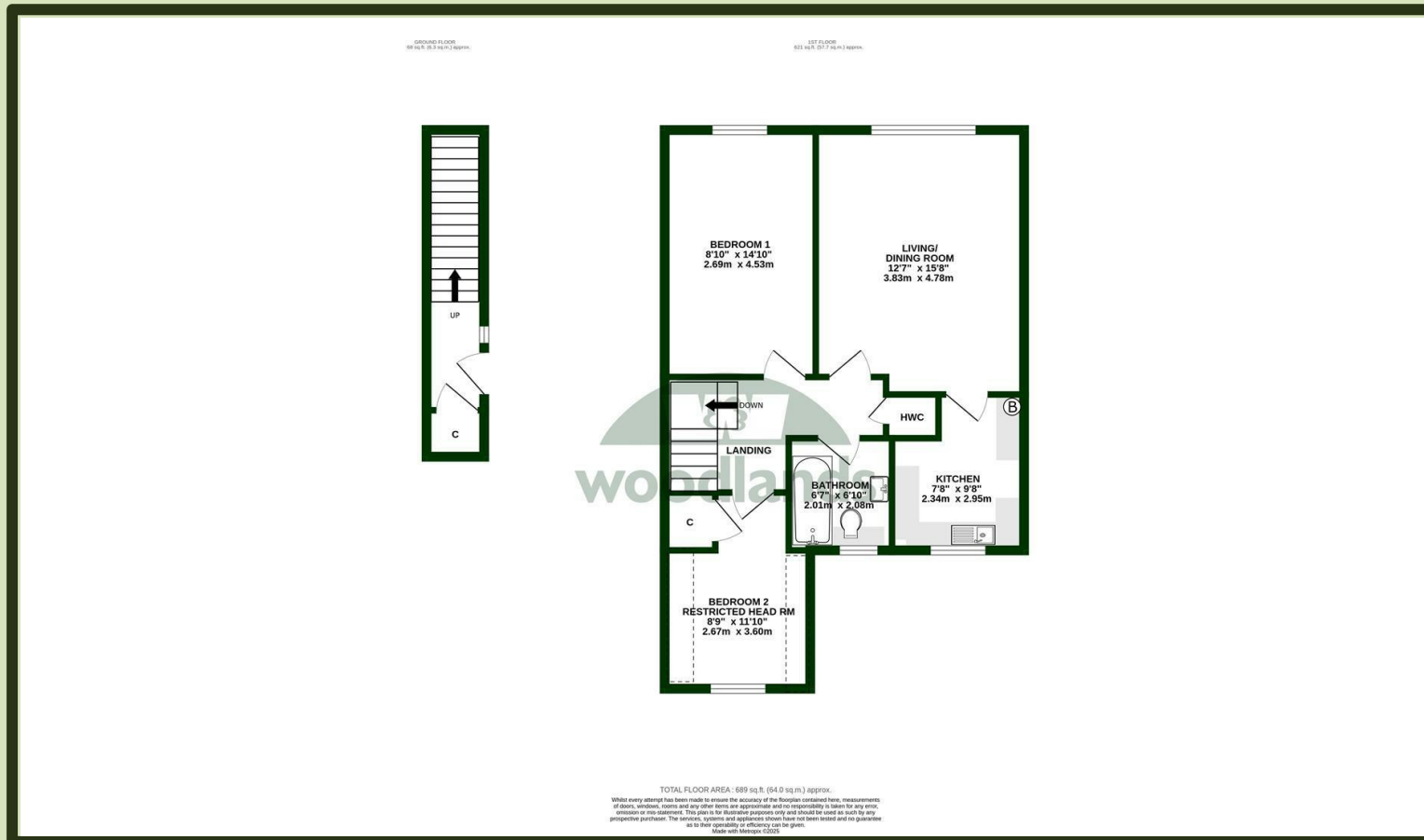
**SERVICE CHARGES: £687.64 PER ANNUM**

**GROUND RENT: INCLUDED IN SERVICE CHARGE**

**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**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 Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions 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 Bishopric. Proceed along this road and turn left immediately after The Co-Op and Pets Corner into Blackbridge Lane. Proceed along this road and past Arunside School. Arunside can then be found on the right hand side.

**COUNCIL TAX:** Band C.

**EPC Rating:** To be confirmed

**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

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.