



Brambling Close, Horsham, West Sussex, RH13 6AZ



woodlands





Brought to the market with no onward chain and tucked away in a peaceful private cul-de-sac, this modern two-bedroom semi-detached home offers the perfect blend of comfort, style, and convenience in one of Horsham's most sought-after locations.

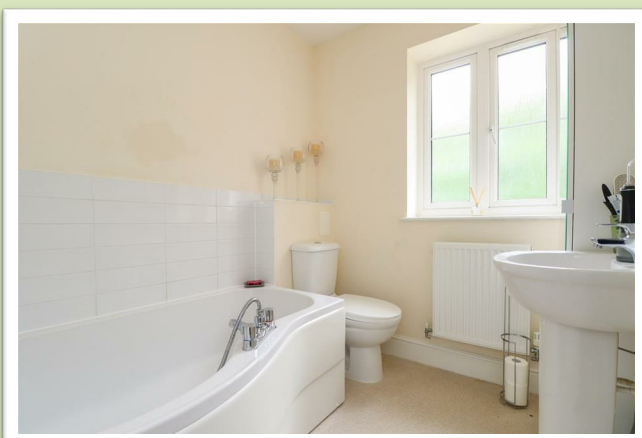
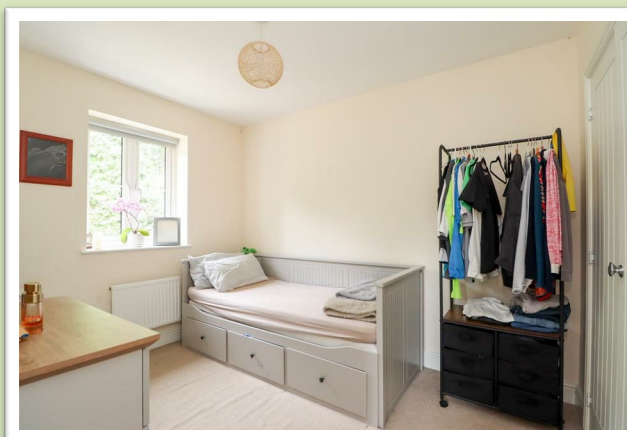
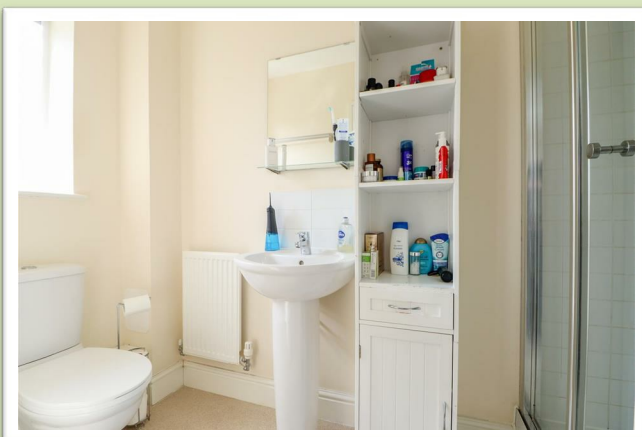
Built in 2014 by Persimmon Homes, this attractive property is ideally situated for families, just a short walk from the highly regarded Heron Way Primary School and within easy reach of both Forest and Millais secondary schools. With a wealth of green spaces nearby and safe surroundings to explore, it's easy to see why this area is so popular with those looking to put down roots. Horsham town centre is only a short drive away, offering a vibrant mix of shops, cafes, restaurants, and open parkland.

Inside, the home is beautifully presented and well-designed for modern living. The welcoming entrance hall leads to a stylish kitchen/breakfast room at the front of the property, fitted with a range of sleek base and wall units – ideal for casual family meals or entertaining guests. A convenient downstairs WC and useful under-stairs storage add to the practicality. To the rear, the bright and airy living room is a standout feature, with French doors opening seamlessly onto the garden – perfect for indoor-outdoor living during warmer months.



Upstairs, you'll find two generous double bedrooms, both with built-in double wardrobes. The principal bedroom also benefits from an en-suite shower room, while the main bathroom features a modern suite with a P-shaped bath and shower attachment.

Outside, the property boasts a generous rear garden, mainly laid to lawn with a patio area for summer dining and direct access to the attached single garage. Driveway parking completes this fantastic home.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 7'11 x 3'2 (2.41m x 0.97m)

KITCHEN/DINER 13'11 x 11'2 (4.24m x 3.40m)

LIVING ROOM 14'7 x 11'10 (4.45m x 3.61m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'2 x 10'0 (3.40m x 3.05m)

ENSUITE SHOWER ROOM 9'1 x 3'9 (2.77m x 1.14m)

BEDROOM TWO 10'8 x 8'3 (3.25m x 2.51m)

BATHROOM 7'2 x 6'0 (2.18m x 1.83m)

OUTSIDE

REAR GARDEN

GARAGE 17'4 x 8'11 (5.28m x 2.72m)

DRIVEWAY

NO ONWARD CHAIN

ESTATE CHARGE: £91.38

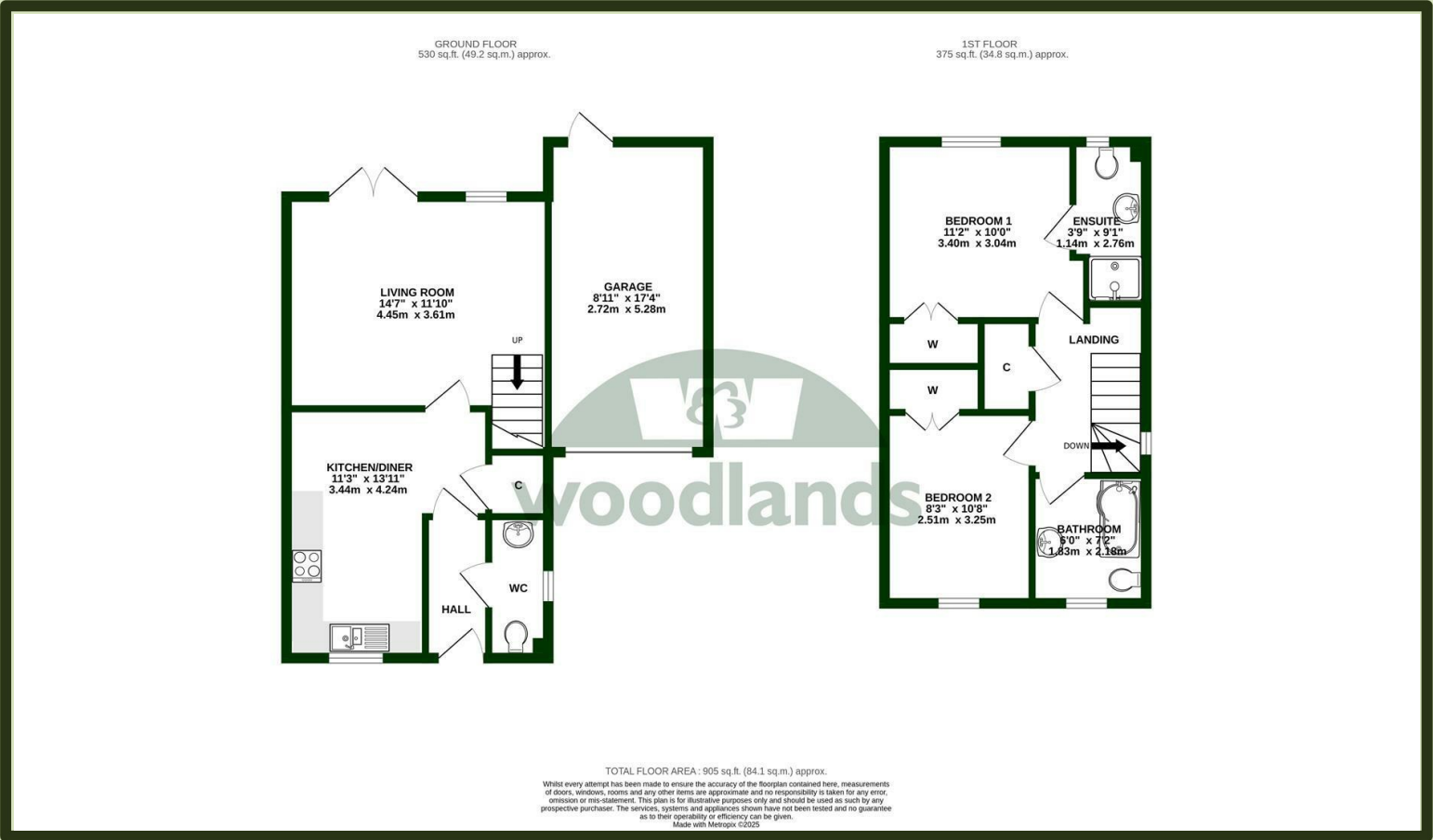


[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

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Tel: 01403 270270





DIRECTIONS: From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281). Turn left at the Tesco Express into St Leonards Road. Continue along this road passing the junctions for Comptons Lane on your left and Hammerpond Road on your right. Take the next right into Brambling Road. Brambling Close is then the first turning on the right.

COUNCIL TAX: Band D.

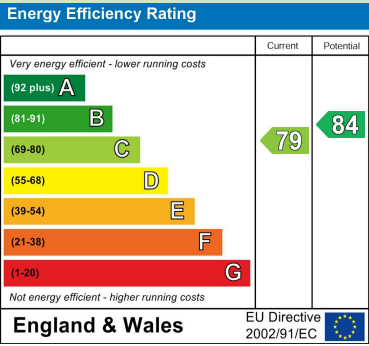
EPC Rating: C.

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.



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.