



39 Bluebell Close, Horsham, RH12 5WB

Guide Price **£475,000 - £500,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms (2 doubles and 1 single)
- Well presented link detached house built in the 1980s
- Driveway for 2 vehicles and garage with power
- No onward chain
- South facing garden with privacy and low maintenance
- Peaceful and conveniently located development
- Potential to convert the garage into an additional reception room or bedroom
- Close to excellent schools, major transport links, shops and walks

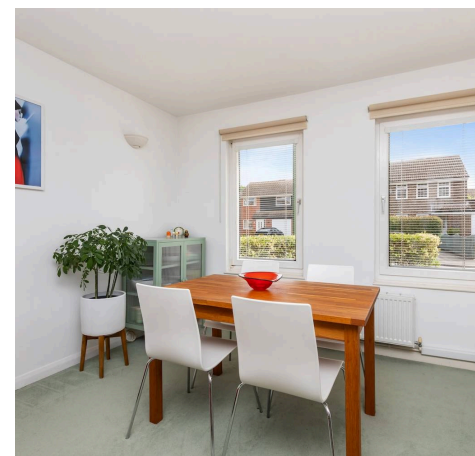
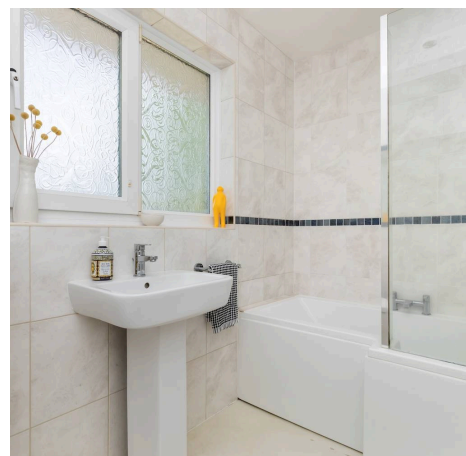
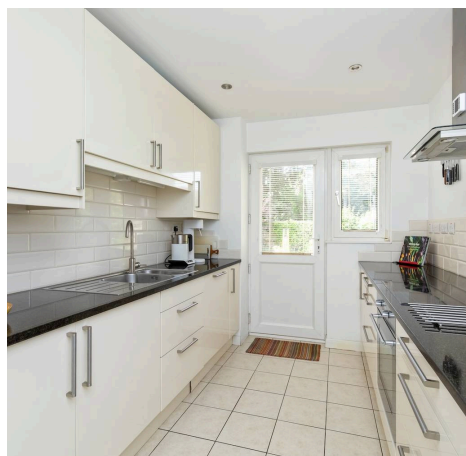
A well presented and conveniently located 3 bedroom link detached house, built in the 1980s with driveway for 2 vehicles, garage with power, south facing garden with privacy and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A well presented and conveniently located 3 bedroom link detached house, built in the 1980s with driveway for 2 vehicles, garage with power, south facing garden with privacy and no onward chain.

The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway, cloakroom and well proportioned sitting/dining room with doors onto the garden.

The kitchen is fitted with an attractive range of units, Granite work surfaces and integrated appliances that include oven, induction hob, extractor, fridge, separate freezer and door leads onto the south facing garden.

From the hallway a staircase rises to the first floor with access into a partially boarded loft.

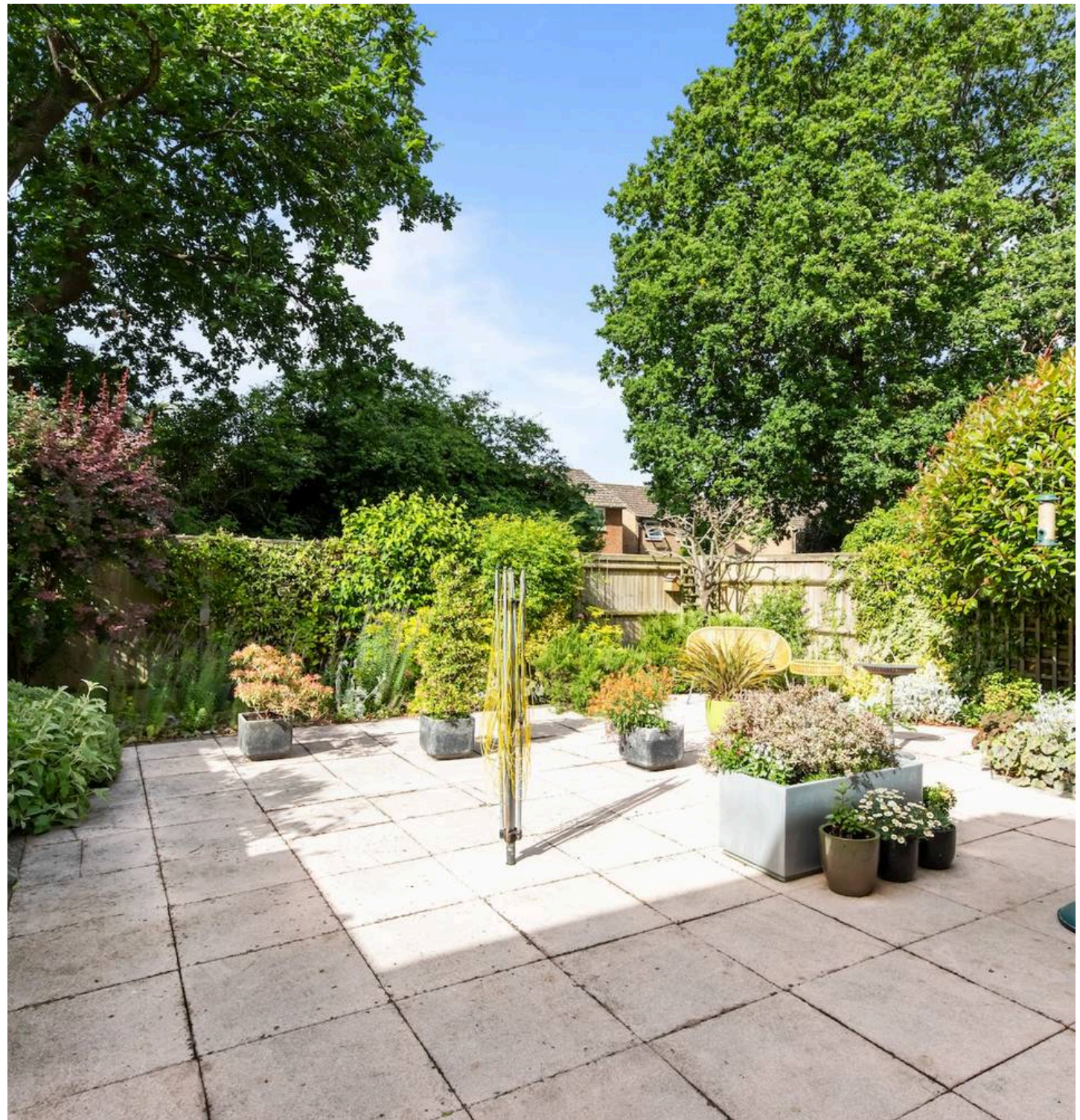
The principal bedroom is equipped with fitted wardrobes, 2 further good sized bedrooms (1 double & 1 single) and family bathroom.

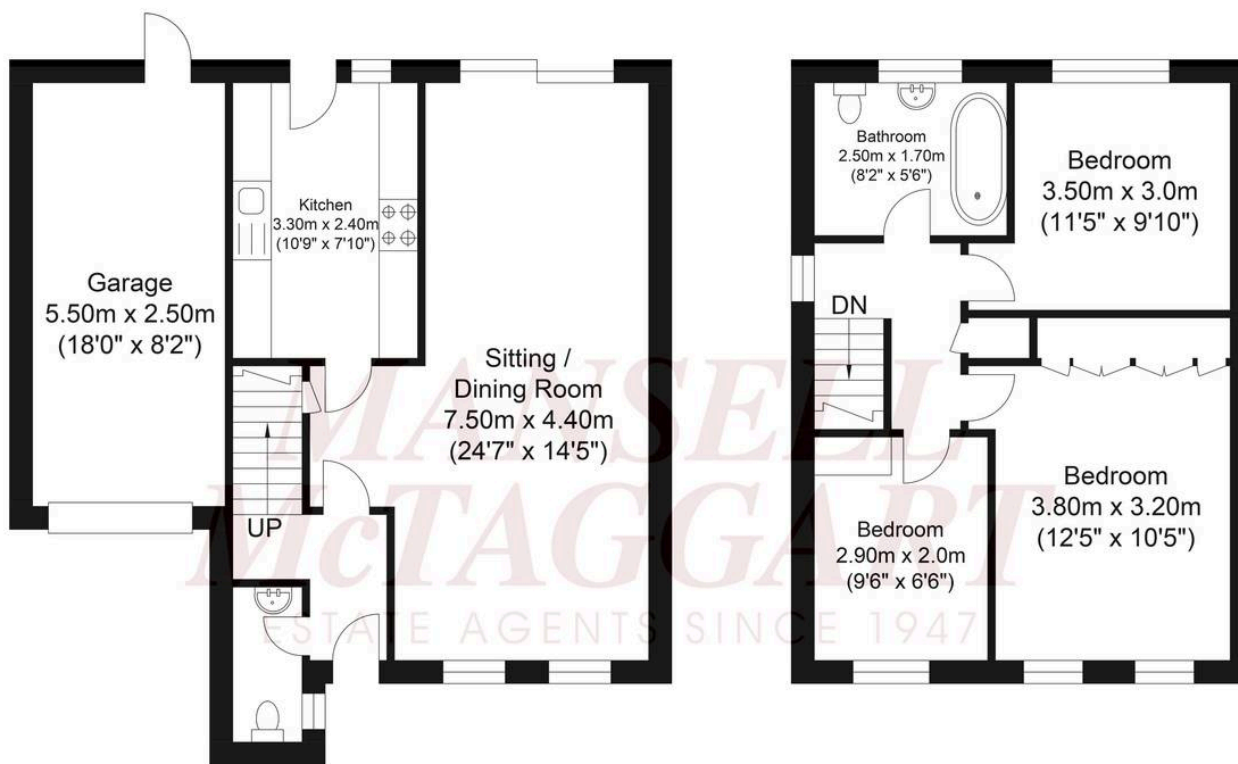
Benefits include double glazed windows and gas fired central heating to radiators (combination boiler located in the loft).

A brick paved driveway provides parking for at least 2 vehicles, leading to the garage with power, space for appliances and eaves storage. A number of nearby residents have converted the garage into a bedroom or family room.

The 32' x 30' south facing garden offers a good degree of privacy and pleasant wooded outlook. The garden is predominantly paved with stocked border and side access.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 600.08 sq ft
 (55.75 sq m)

First Floor
 Approximate Floor Area
 435.93 sq ft
 (40.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 81.95 sq m / 882.10 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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