



Plot 1 Bluebell Park, Sumners Ponds

Barns Green, Horsham, RH13 0PR

£314,000

Leasehold Council Tax Band



**\*\*Open day - Sunday 14th September\*\***

Escape to Bluebell Park at Sumners Ponds – a peaceful retreat where luxury meets nature in the heart of West Sussex. Surrounded by fishing lakes, open countryside, and tranquil woodland, these beautifully designed holiday lodges offer the perfect blend of comfort and calm.

The Hampton makes an unforgettable first impression with its dramatic full-length bi-fold doors, flooding the interior with natural light and enhancing the sense of space and luxury. This striking front elevation creates a seamless connection between indoor comfort and the outdoors, making the most of its beautiful surroundings.

At its heart is a spacious open-plan kitchen, living, and dining area that invites connection and calm, designed for easy living and coastal charm. The layout includes two beautifully styled bedrooms and two en-suite shower/bathrooms, all crafted to balance comfort and simplicity.

Each lodge is available with a 99-year licence and a £4,500 annual ground rent. Open all year round, you can visit whenever you choose, for as long as you like—ideal for spontaneous weekends or extended stays. Owners must maintain a primary residence elsewhere and provide regular proof.

Make your lodge your own with a wide range of customisation options. Choose from stylish kitchen finishes, deep-soak baths, and waterfall showers. Optional upgrades include premium kitchen units, wine coolers, luxury soft furnishings, hot tubs, and bespoke outdoor sun decks by Mayfield.

Set just five minutes from the charming village of Barns Green and 15 minutes from the market town of Horsham, the park offers both seclusion and convenience. On-site, enjoy scenic walks, dog-friendly spaces, and lakeside dining at The Café by the Lake. Excellent transport links put London and Gatwick within easy reach via Horsham and Christ's Hospital stations.

Bluebell Park offers an exceptional lifestyle in a truly idyllic setting—where nature and comfort live side by side.

**Plot Size = 42 x 22**

**Open Plan Lounge Kitchen**

**Bedroom**

**En-suite**

**Bedroom**

**En-suite**

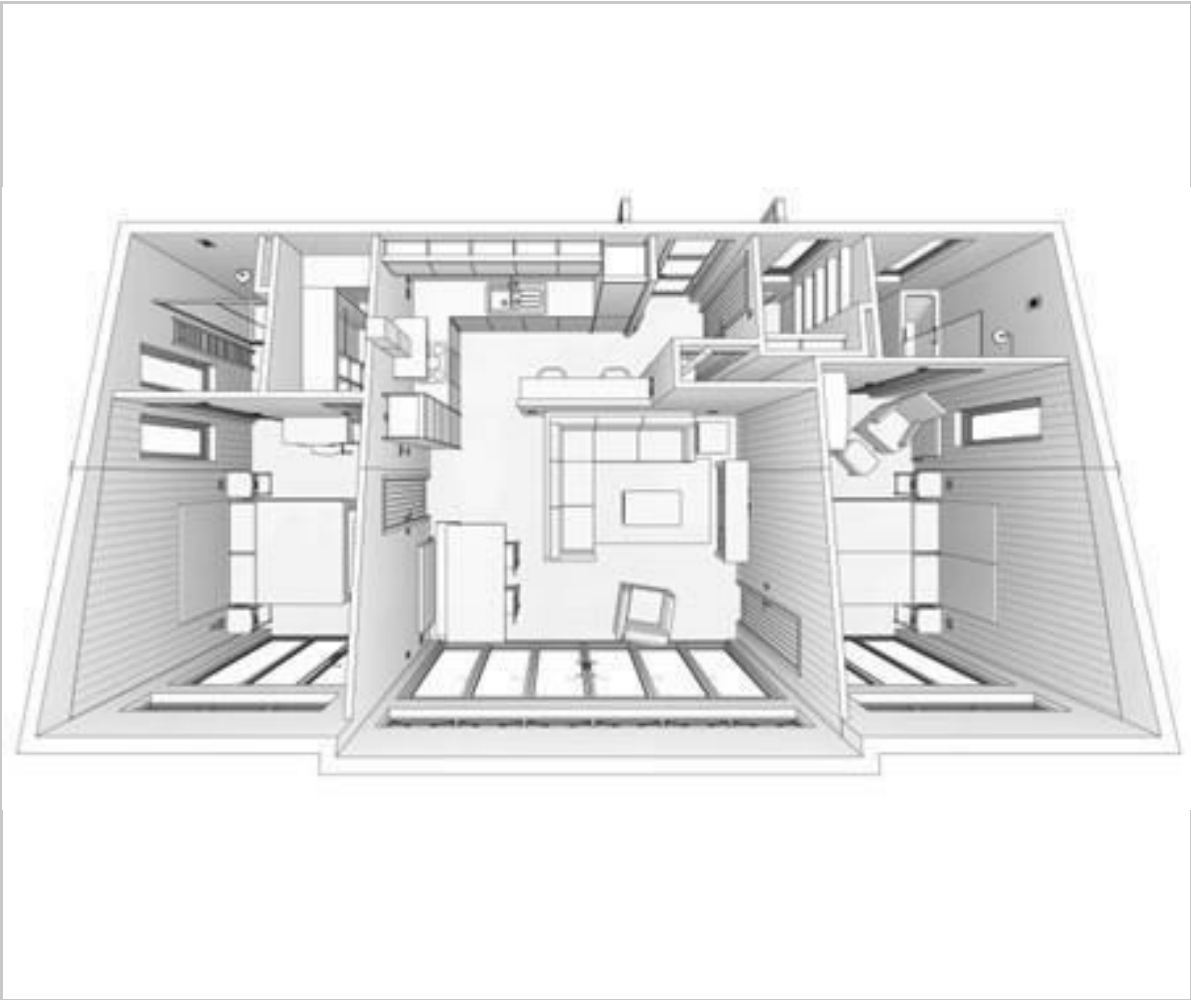








Floor Plan



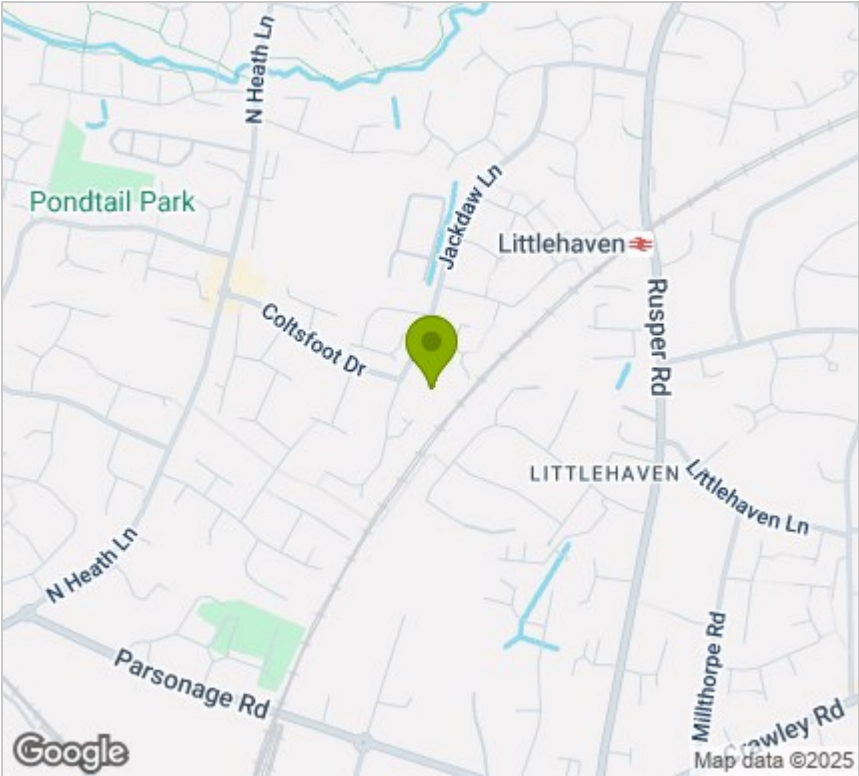
Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

