



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

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Bluebell Park, Sumners Ponds

Barns Green, Horsham, RH13 0PR

Prices from £347,000

Leasehold Council Tax Band



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 Aura captures the true spirit of 'Barefoot Luxury', drawing inspiration from the relaxed sophistication of Malibu beach houses. Its pared-back interior design embraces soft textures, natural tones, and open, airy spaces—delivering a sense of effortless elegance without unnecessary formality.

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, a sleek family bathroom, and a private en-suite shower room, 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 sundecks 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 = 46 x 22

Open Plan Lounge Kitchen

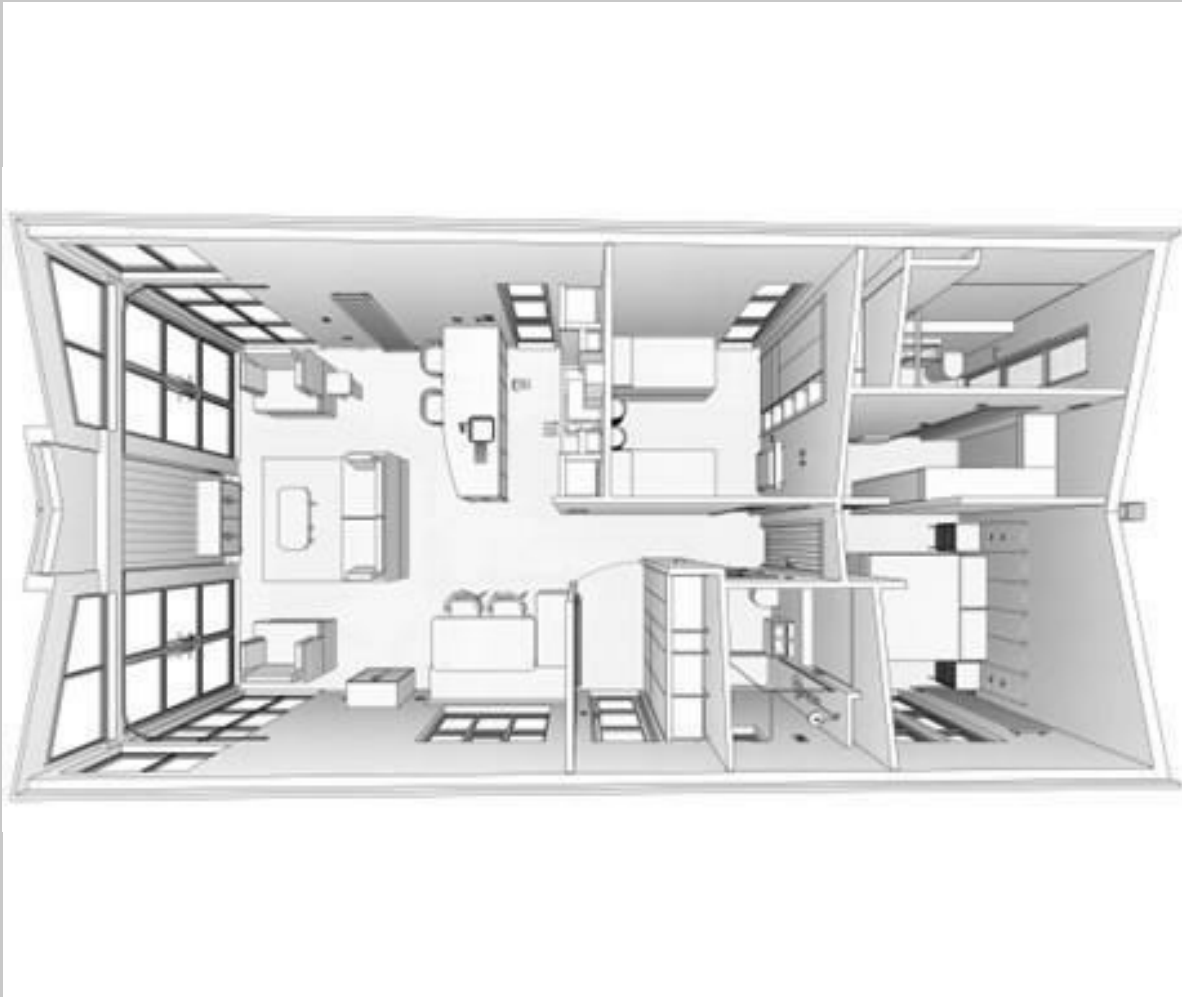
Bedroom

En-suite

Bedroom

Bathroom

## Floor Plan



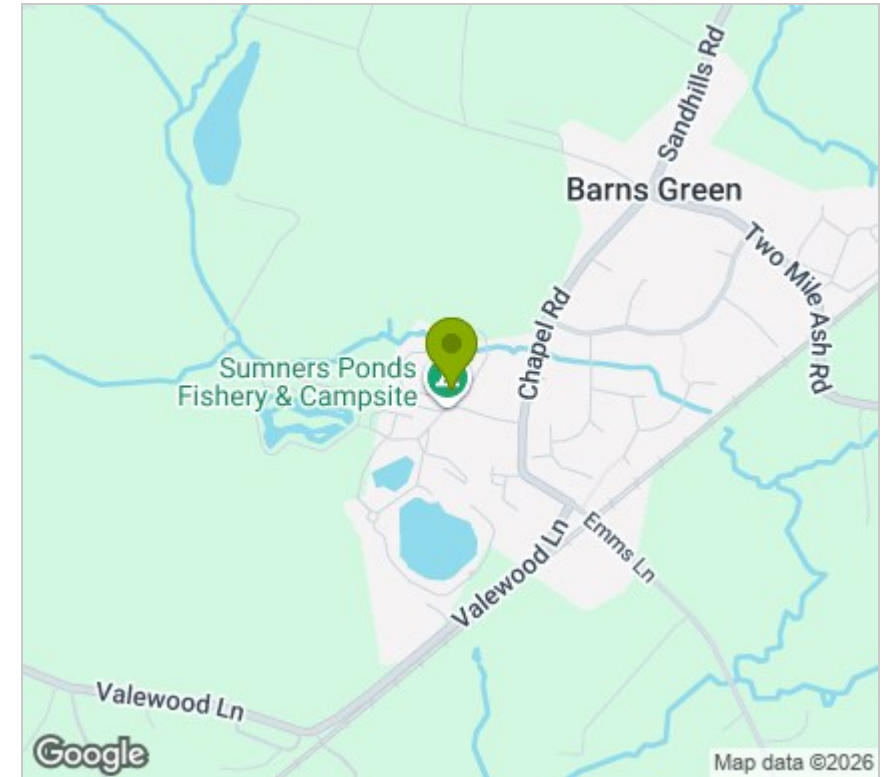
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

