



**Wickhurst Lane
Broadbridge Heath, RH12 3LU**

**Guide Price
£600,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

THE LOCATION

Broadbridge Heath is a popular village, set to the West of Horsham, that has expanded significantly from its historic routes, with a good range of amenities including The Shelley Arms Pub, a large Tesco Extra Supermarket, Co-Op Convenience store, The Bridge Leisure Centre and the Shelley Primary School. The village is conveniently positioned for easy access to Tanbridge House School and Horsham's historic town centre, that offers an extensive range of shopping facilities, from independent retailers, to major High Street brands, including John Lewis and Oliver Bonas. There is also a wide range of bars, restaurants and coffee shops, with an Everyman Cinema and The Capitol Theatre that boasts a varied range of shows and performances. Horsham station is set opposite the picturesque park and offers a direct service to London Victoria in approximately 55 minutes.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers a wealth of character throughout the house, with extensive beams, fireplaces and attractive parquet flooring in the ground floor reception rooms. The property is approached through an historic front door to a small porch, that in turn leads into a living room, with a large Inglenook fireplace, that the vendor advised us previously housed a log

burner. This room is flanked by a cosy sitting room, with a fireplace and bay window to the side and a dining room or snug set at the opposite end of the cottage. To the rear there is a modern fitted kitchen, with marble work surfaces, an integrated hob & oven and a separate utility room. The first floor features two double bedrooms, with a walk-in storage cupboard and a modern refitted shower room.

GARDENS & PARKING

The property is set within an attractive secluded plot, that encircles the house and is stocked with an extensive range of mature trees, shrubs and specimen plants. To the front there is a pathway that leads to the front of the house and continues to both sides, with mature hedging screening the cottage from the road. To the left hand side of the property there is an area of lawn, with mature flower beds, that leads to the rear garden, with a good-sized paved patio, a well, and brick built rustic style barbecue. To the rear of the garden there are mature trees and shrubs, with a shed and range of timber of outbuildings set to the side of the house, used to store firewood and a further shed. To the front of the house there is a driveway and detached brick built garage, with lighting and double doors.





Buses

2 minute walk



Shops

One Stop
5 minute walk



Trains

Horsham – 2.3 miles
Littlehaven – 3.6 miles



Airport

Gatwick
16.1 miles



Roads

M23
8.4 miles



Sport & Leisure

The Bridge Leisure Centre
10 minute walk



Rental Income

£tbc pcm



Schools

Shelley Primary
Tanbridge House



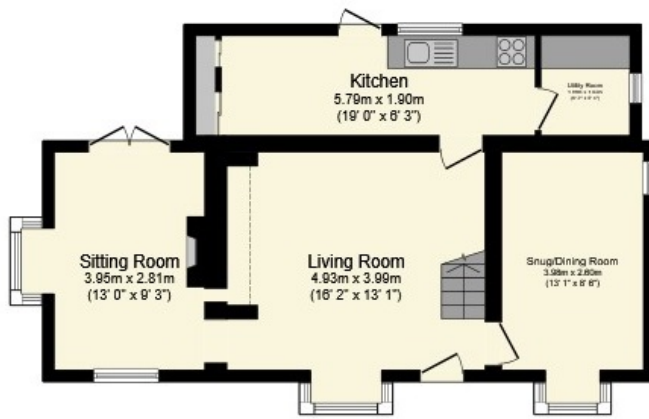
Fibre Broadband

Up to 2000 Mbps

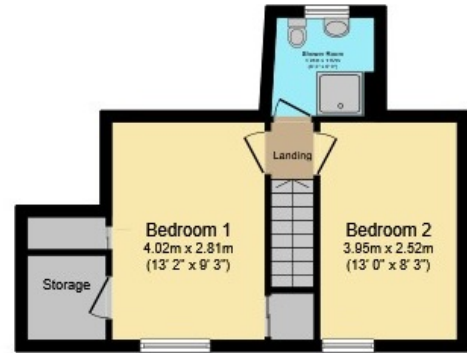


Council Tax

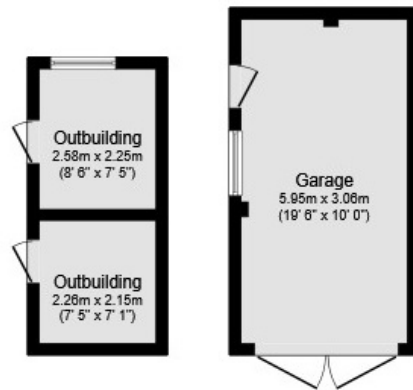
Band E



Ground Floor

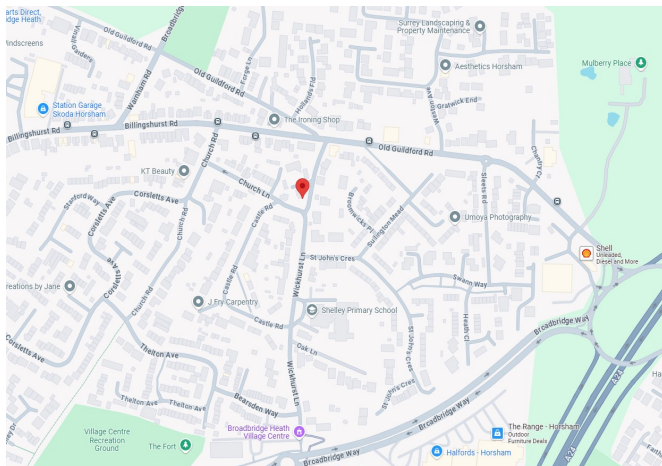


First Floor



Outbuilding

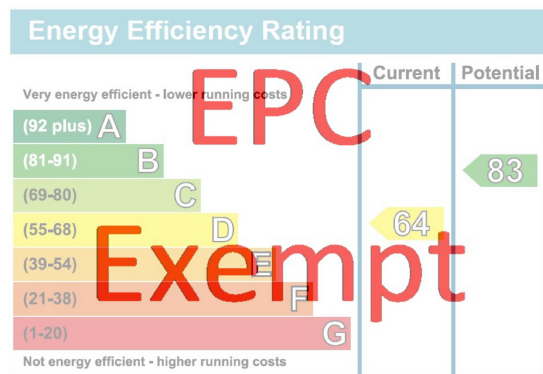
Map Location



Total Approximate Floor Area

1,331 sq.ft. / 123.6 sq.m.

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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