



**Billingshurst Road
Broadbridge Heath, RH12 3LB**

**Offers Over
£650,000**

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

LOCATION

Nestled in the heart of Broadbridge Heath, this desirable address offers the perfect blend of village charm and commuter convenience. Just an 8 minute drive from the thriving market town of Horsham, residents enjoy an array of boutique shops, fine dining, and excellent schooling options. With direct access to the A24 and superb rail connections to London, the property is ideally situated for professionals and families alike. Surrounded by green spaces and nearby country walks, this peaceful residential setting provides a refined lifestyle while remaining connected to all essential amenities.

PROPERTY

Tenure: Freehold

Billingshurst Road is a substantial and beautifully presented four/five bedroom detached residence offering impressive space, abundant natural light, and genuine lifestyle flexibility. Thoughtfully arranged over two floors, this elegant family home invites you into a bright entrance hallway that leads seamlessly through the heart of the house. The generously proportioned south-facing living room is bathed in sunlight throughout the day and serves as the perfect space for relaxing or entertaining. The large dining room flows through to a large conservatory, which is currently used as a secondary lounge but could be used as a playroom or garden room- all while enjoying views across the lush, private garden.

The property benefits from a well appointed kitchen complemented by an impressive utility room with doors to both the front and rear is ideal for busy family life, serving as a functional boot room with excellent flow and practicality. On the ground floor, a versatile fifth double bedroom or home office/study adds flexibility for guests or remote work. Upstairs the property benefits from four double bedrooms, one of which has an en-suite shower room. There is a tastefully updated family bathroom featuring stylish fittings and quality finishes. Lovingly maintained and impeccably balanced, this home offers clear potential to extend or redesign (subject to planning), with previous consent granted for garage-to-annex conversion making it an outstanding long-term investment as well as a luxurious place to live.

OUTSIDE AND PARKING

To the front, a well-maintained gravel driveway provides off-street parking for up to three vehicles, in addition to a large garage offering secure storage or potential for conversion. The south-facing rear garden is a true highlight, featuring a beautifully tended lawn, maturing fruit trees, and a charming pergola, creating the perfect backdrop for al fresco dining or garden entertaining. Thoughtfully landscaped and bathed in sunlight throughout the day, this outdoor space is both inviting and private. The garden's orientation and size make it ideal for families, gardening enthusiasts, or those simply seeking an idyllic retreat.





Buses

2 minute walk



Shops

Tesco Extra
0.3 miles



Trains

Horsham – 2.1 miles
Littlehaven – 3.9 miles



Airport

Gatwick
15.9 Miles



Roads

M23
11 Miles



Sport & Leisure

The Bridge Leisure Centre
12 minute walk
Pavilions in the Park
1.9 miles



Rental Income

£2,650 pcm



Schools

Shelley Primary School
Arundside
Tanbridge House School



Broadband

Up to 1000 Mbps



Council Tax

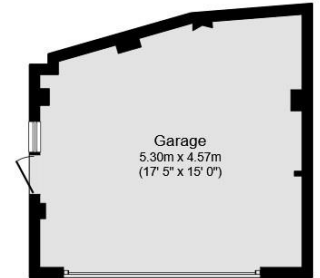
Band F



Ground Floor

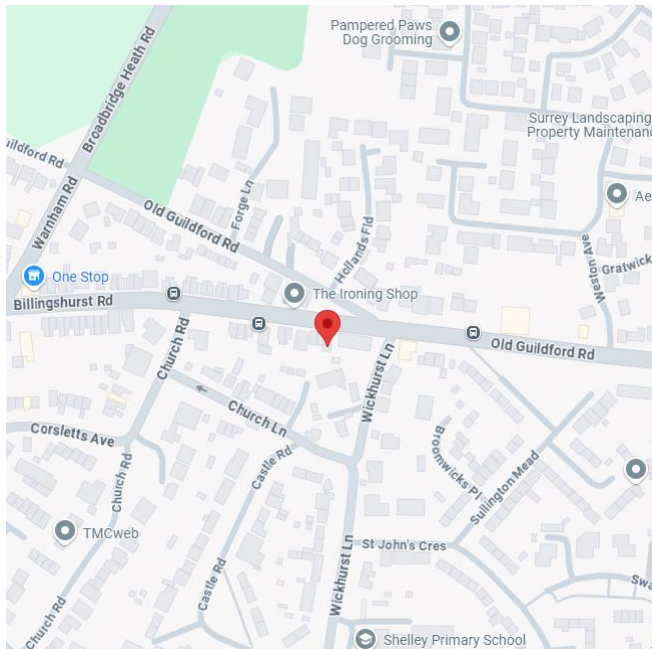


First Floor



Garage

Map Location



Total Approximate Floor Area

1,818 sq ft / 168.9 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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