



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

£400,000

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



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LOCATION

Located in the popular village of Broadbridge Heath, this property enjoys a peaceful residential setting with excellent access to nearby amenities. The area offers a selection of local shops, a large Tesco supermarket, and popular schools. Residents also benefit from strong road links, with easy access to the A24 and A264, making it ideal for commuters. For outdoor pursuits, the nearby Charrington Way Recreation Ground provides open green space, sports facilities, and scenic walking routes-perfect for families and dog walkers. Horsham town centre is a short drive away, offering a wider range of shopping, dining, and leisure options.

PROPERTY

Tenure: Freehold

The front door opens in a convenient entrance hall, which houses the staircase and provides access to the generous living room and dining room, which in turn leads through to the kitchen. The living room is a great size with an attractive bay window and a central fireplace. The dining room offers ample space for a large dining table and chairs, also has a central fire place, and a window to the rear which floods right through the space to create a light and airy feel. The kitchen is located through an opening from the dining room and is fitted with a range of floor and wall mounted units providing ample

worksurface space and storage. To the rear of the kitchen is a door that opens into the utility space and a further downstairs bathroom. Moving upstairs the spacious landing provides access to all rooms on the first floor. To the rear you will find bedroom three with space for free standing furnishings. Bedroom two is a good-sized double room with a large window making it very bright and again provides ample space for furnishings. Along the landing to the main bedroom, upon opening the door this impressive room gives you a tremendous feeling of space. Measuring at 16'8 x 10'11 the room features a central fireplace and an attractive bay window. The space is light and airy and offers amazing flexibility for furniture placement. Finally completing the living accommodation is the family bathroom which is fitted with a step in shower, toilet and basin.

OUTSIDE

This stunning, period property is set back from the road with gated side access which opens into the very large rear garden, which is very overgrown currently but offers a great size and potential to create a wonderful garden area. Another brilliant feature is the large parking area at the bottom end of the garden giving you potential opportunity to park 2/3 cars off street.





Buses

Directly outside the property



Shops

One Stop
2 minute walk



Trains

Horsham – 2.3 miles
Littlehaven – 3.2 miles



Airport

Gatwick
16.1 miles



Roads

M23
8.4 miles



Sport & Leisure

The Bridge Leisure Centre
18 minute walk



Rental Income

£tbc pcm



Schools

Shelley Primary
Tanbridge House



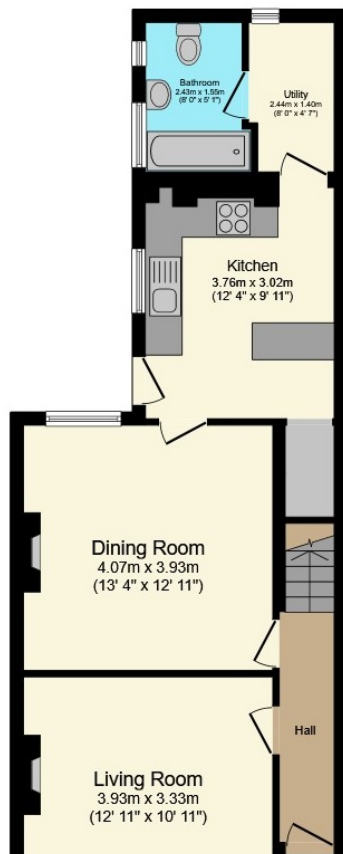
Broadband

Up to 1000 Mbps

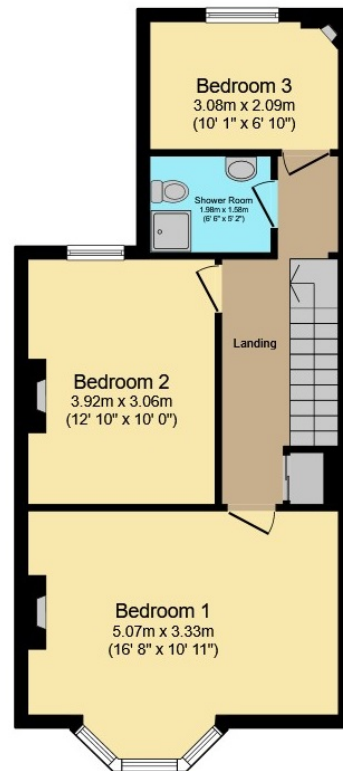


Council Tax

Band D

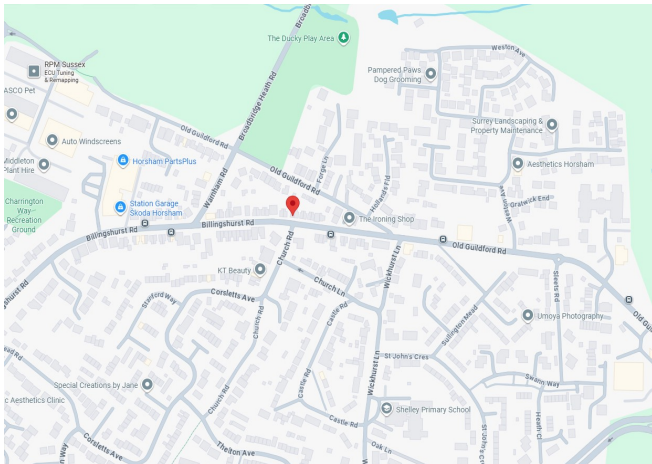


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
109.3sqm/1177sqft

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(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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