



**86 Billingshurst Road
Broadbridge Heath, RH12 3LP**

**Asking Price Of
£400,000**

**01403 272022
brocktaylor.co.uk**

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

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

This spacious 2/3-bedroom semi-detached home offers a rare opportunity to modernise and extend in a sought-after residential location. Set on a generous plot, the property features a large front driveway with space for up to four vehicles and presents significant scope to extend to the rear, side, and into the loft (STPP). Internally, the layout includes a bright and airy living room with excellent proportions, a separate kitchen, and a dedicated dining area ideal for family meals. A convenient downstairs WC adds functionality to the ground floor. The home is in need of modernisation, making it a

perfect project for buyers looking to tailor a home to their personal style. Upstairs, the property currently offers two well-sized bedrooms, with potential to reconfigure the space or extend to create a third bedroom if desired. The original features and solid structure provide a strong foundation for a quality renovation. The standout feature is the expansive rear garden, which includes mature trees and charming views. With side access and a gate leading directly to Charrington Way Recreation Ground, this garden is ideal for families and those who value privacy and outdoor space.

OUTSIDE & PARKING

To the front, the property boasts a wide private driveway with off-road parking for up to four cars - ideal for households with multiple vehicles or visiting guests. There is ample room at the side of the house, offering potential for further development or easy side access to the rear garden. The rear garden is particularly generous and includes a unique feature well, mature shrubs, and lawn area. A secure side gate opens directly onto Charrington Way Recreation Ground, providing direct access to expansive green space and play areas. This rare outdoor connection adds significant lifestyle appeal for growing families or nature lovers.





Buses

2 minute walk



Shops

One Stop
4 minute walk



Trains

Horsham – 2.4 miles
Warnham – 3.3 miles



Airport

Gatwick
16.2 miles



Roads

M23
8.5 miles



Sport & Leisure

The Bridge Leisure Centre
20 minute walk



Rental Income

£1,650 pcm
Rental Yield – 5%



Schools

Shelley Primary
Tanbridge House



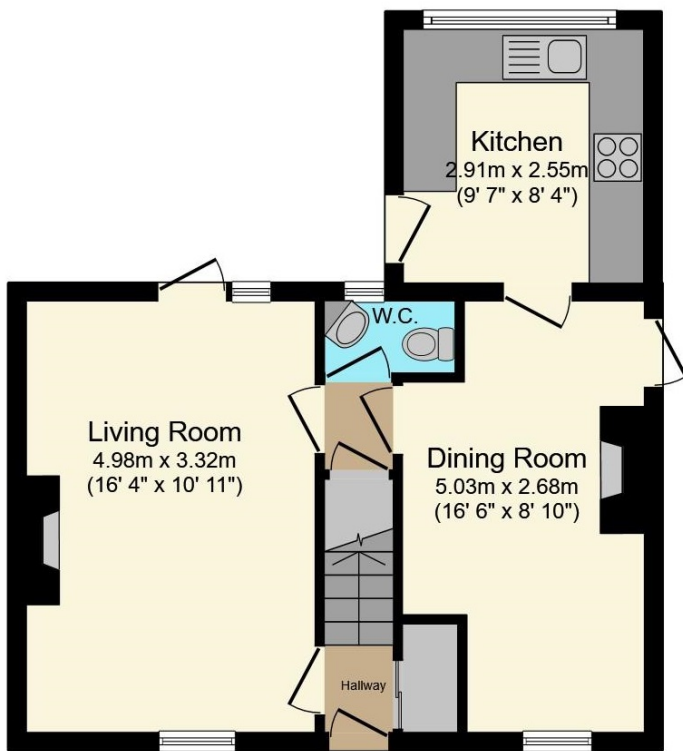
Fibre Broadband

Up to 2000 Mbps

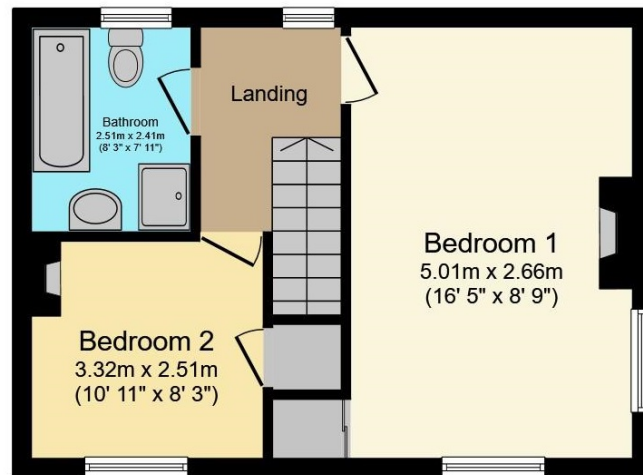


Council Tax

Band C

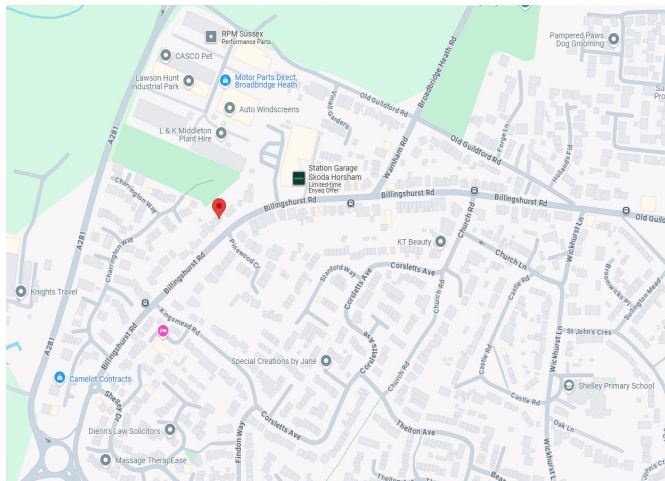


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

791 sq ft / 73.4 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

01403 272022
horshamsales@brocktaylor.co.uk



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

