



35 Carter Drive

Broadbridge Heath, Horsham, West Sussex, RH12 3GZ

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A beautifully presented three-bedroom, semi-detached home, situated on a mature plot with a west-facing garden and driveway parking. Conveniently located close to local shops and within a short drive of Horsham town and mainline railway station.

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- SITTING/DINING ROOM
- WEST-FACING GARDEN WITH OFFICE
- DRIVEWAY PARKING
- CONVENIENT LOCATION



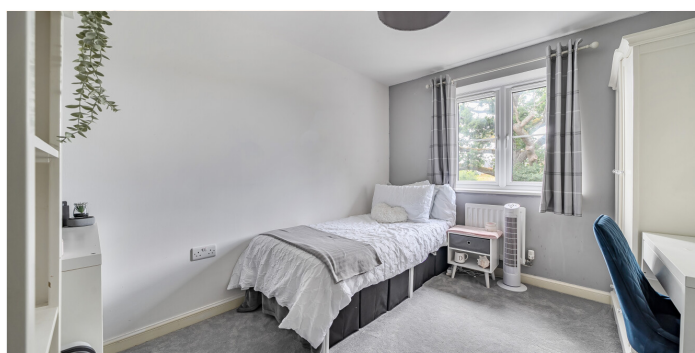
This modern home set on a popular development offers versatile accommodation with a west-facing rear garden and driveway parking.

The welcoming hallway provides access to the downstairs cloakroom, stairwell to the first floor, and the sitting/dining room. The bright and spacious sitting/dining room has plenty of natural light from the double doors, with side windows, that lead out into the garden. This room benefits from an understairs cupboard for storage and provides access to the modern kitchen.

The kitchen has been fitted with sleek gloss units with chrome-effect handles and contrasting grey worktops. Appliances include eye level electric oven, four-ring gas hob with extractor over, integral dishwasher and washing machine.

The winding stairwell leads to the first-floor landing with access to two double bedrooms, a good-sized single room and the family bathroom. Bedroom one has built-in wardrobes and a luxury en-suite shower room fitted with WC, basin & walk-in shower.

The family bathroom has been fitted with a white suite comprising panelled bath with shower and wall-hung basin & WC.

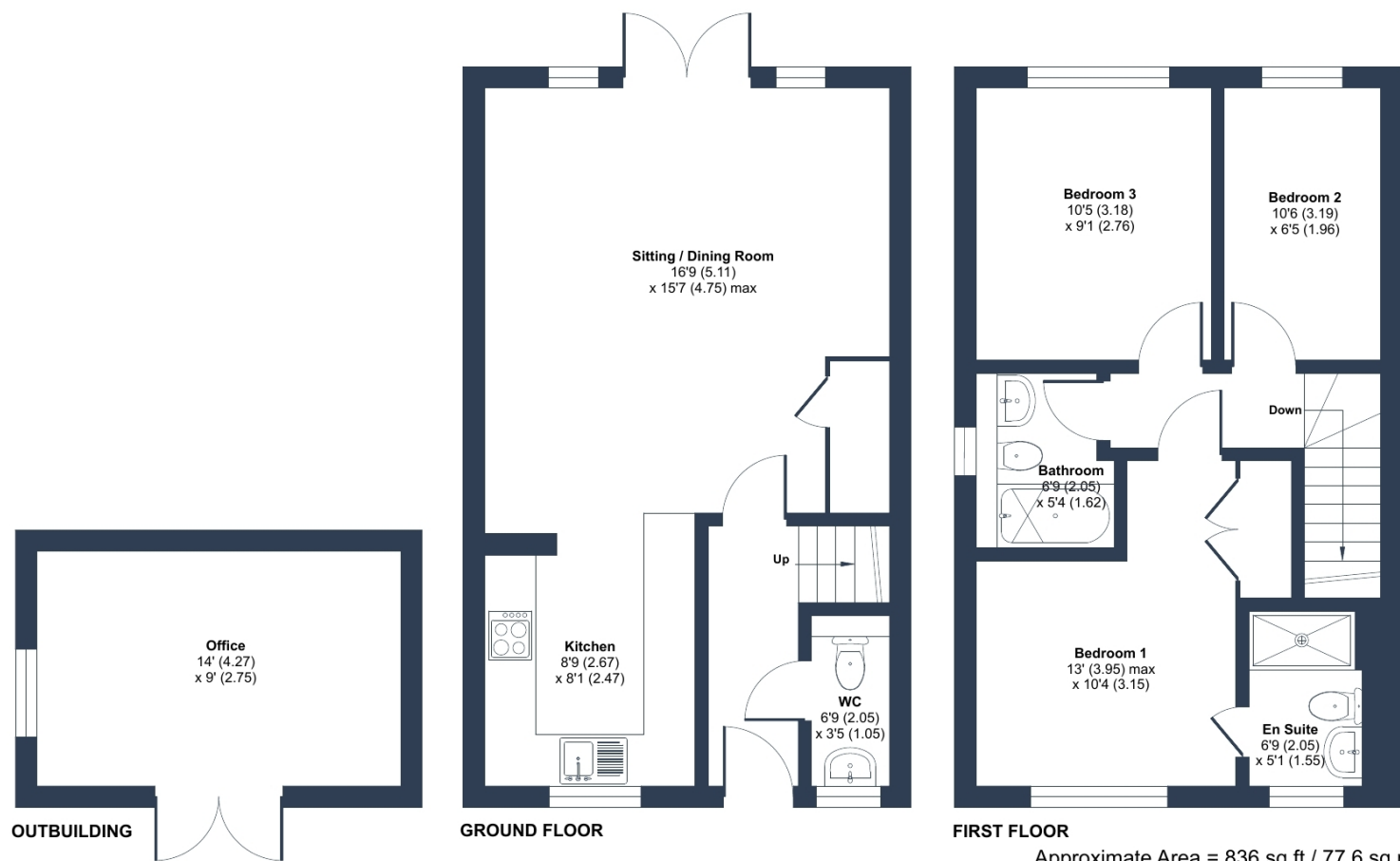


OUTSIDE

The property is approached via a block-paved driveway, with parking for up to two vehicles, Podpoint EV charging point and a paved pedestrian pathway leading to the covered front door. A side gate leads to the landscaped rear garden with flower beds, lawn area, 14ft x 9ft home office with power, internet and heating. The generous patio area is ideal for alfresco dining and entertaining.

Broadbridge Heath is a thriving village and civil parish, in the Horsham district of West Sussex. Approximately two miles west from the historic town centre of Horsham, the village has a choice of stores/ supermarkets, a retail park, public house, veterinary clinic, The Bridge Sports and Leisure centre, Anglican Church and Primary school. Horsham mainline railway station is around two miles distant and has frequent services to London.





Approximate Area = 836 sq ft / 77.6 sq m

Outbuilding = 126 sq ft / 11.7sq m

Total = 962 sq ft / 89.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1316151

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band D. EPC-B. Agents Note: An annual service charge is payable for this property

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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