



3 Worsfield Road, Broadbridge Heath

Guide Price £430,000

**Henry Adams**  
estate agents

# 3 Worsfield Road

Broadbridge Heath, Horsham

This modern three bedroom family home is situated in the sought after Wickhurst Green development with good local amenities and well-regarded schools. Upon entering, the hallway welcomes you and there is a downstairs cloakroom with wash hand basin and low level WC. The open plan kitchen/sitting/dining room is of a generous size, filled with plenty of natural light. The sitting room benefits from French doors to the patio terrace and enjoys views over the rear garden. The contemporary kitchen features a range of wall and base cabinets providing ample storage. The kitchen includes integrated appliances of oven, gas hob, extractor fan, fridge, freezer, dishwasher and washing machine / dryer. Also of note to the living room is a large under stairs cupboard. To the first floor, there are three bedrooms. Bedroom one includes built-in wardrobes and en-suite shower room. The family bathroom features a bath with overhead shower, wash hand basin and low level WC.

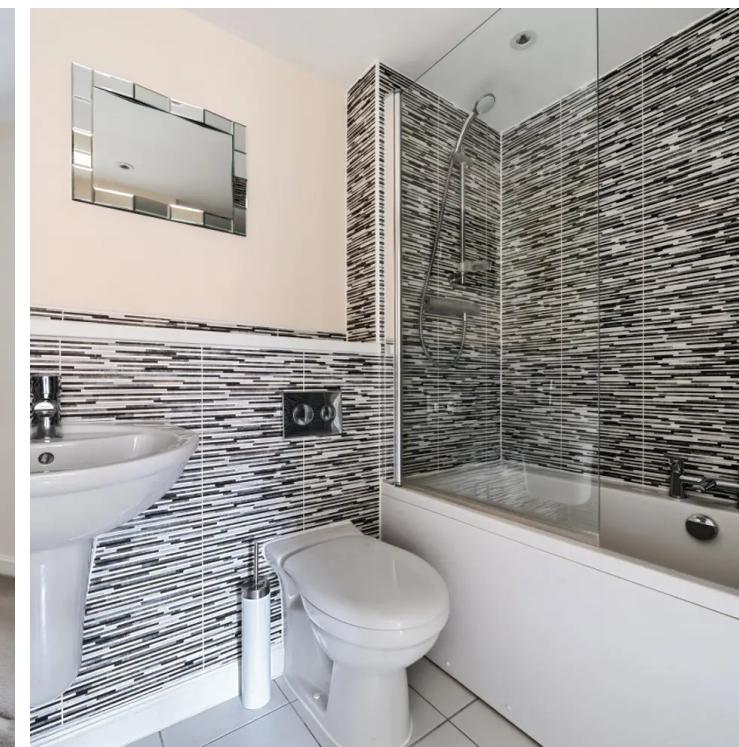
Council Tax band: D

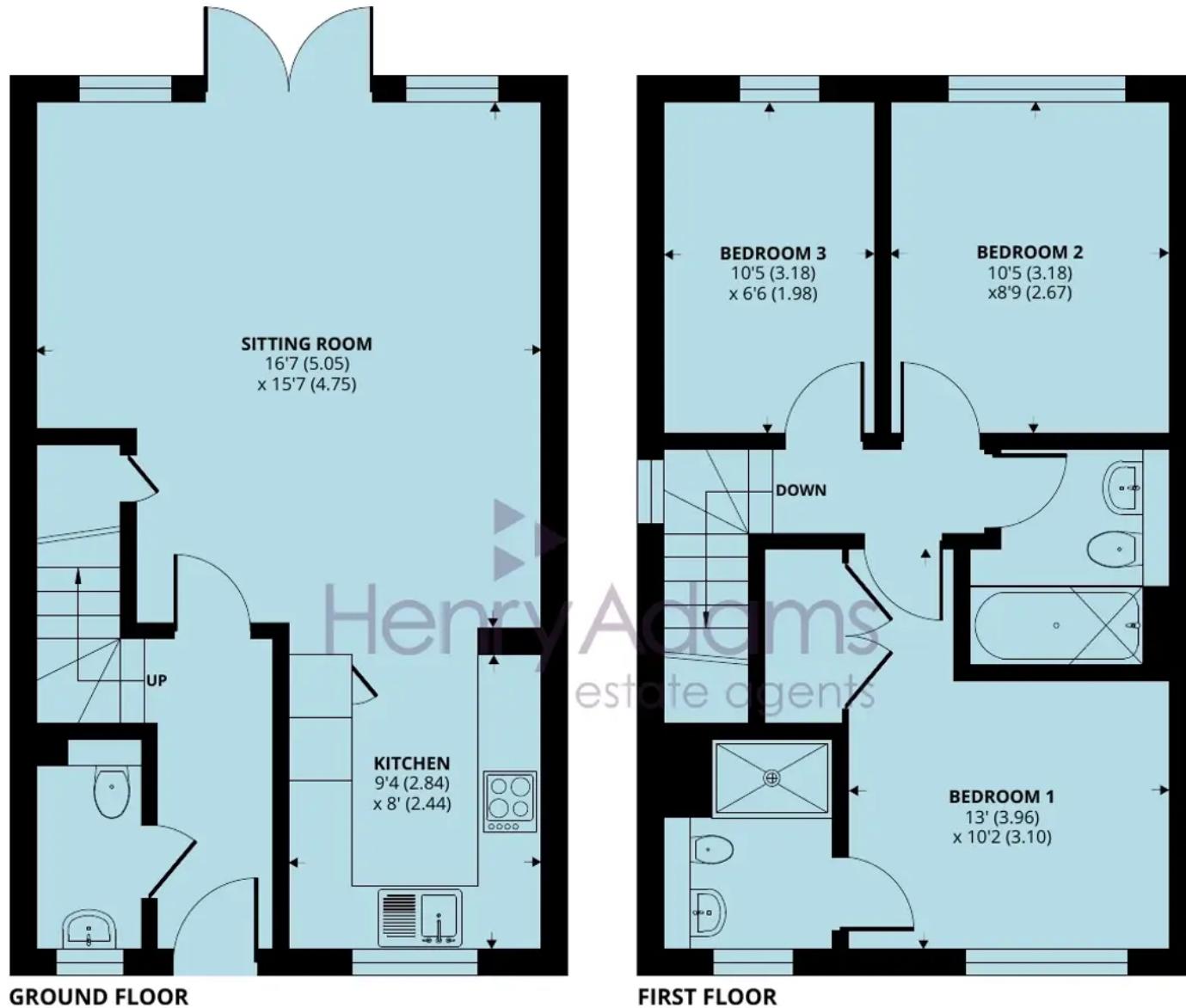
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- Three bedroom end of terrace property
- Contemporary kitchen
- Open plan kitchen/sitting/dining room
- Main bedroom with en-suite shower room
- Family bathroom
- Rear garden with patio area
- Garage
- Driveway parking
- Access to amenities





## 3 Worsfield Road, Broadbridge Heath, Horsham, RH12 3TU

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2024.  
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## Henry Adams - Horsham

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