



Harding Lane, Broadbridge Heath, Horsham, RH12 3GS.
Guide Price £480,000 Freehold



- Beautifully Presented Home
- Two En Suites
- Garage
- Allocated Parking
- Gas Central Heating and Double Glazing
- Contemporary Fitted Kitchen
- Four double bedrooms
- EPC C
- Terraced Garden
- Stylish Design
- Viewing Recommended



A modern, well presented 4 bedroom mid-terraced house with a garage and allocated parking.

This home offers both style and convenience. Set on this popular development built by David Wilson built in 2014, this stunning property is built to a high specification.

Open plan living at its best, are fantastic for entertaining, the kitchen/living room/dining create a seamless flow between cooking and socialising.

The natural light from the skylights and the view of the rear patio enhance the atmosphere, making it a welcoming space for the family gathering.



This design not only fosters interaction but also brings a warm, inviting ambiance to the home.

A well designed entrance hall that leads to a modern cloak room and a luxury kitchen. The kitchen features a full range of fitted units and integrated appliances, which suggests it is both functional and stylish.

Moving to the first floor, there are two large double bedrooms and two ensuites which adds to the luxury of living here.

Stairs leading up to the second floor landing where there are two further double bedrooms and a family bathroom.

Outside, the rear garden has been transformed into a beautiful patio terrace, perfect for those summer evenings. Ideal for entertaining friends and family.

The location is great for transport links in and out of town and easy access to the countryside too.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



Material Facts

Price: Guide Price £480,000

Tenure: Freehold

Council Tax Band: Band E
Horsham District Council

EPC Rating C
Property Type: Mid Terrace House

Mains Services: Gas/Electricity/Water/Drainage
Heating Type: Gas central heating to radiators

Broadband information:
Between 2 Mbps and 1000 Mbps
Fibre to premises

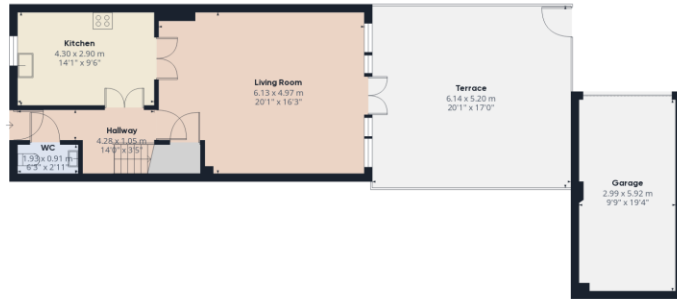
Mobile Coverage: Average on all providers

Parking Type: Garage plus allocated parking space

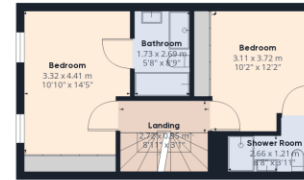
Flood/Erosion Risk: No Risk
River and Seas : No Risk
Surface Water: Very Low



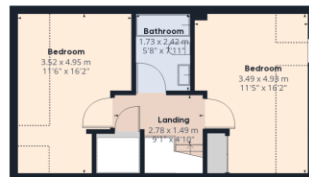




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

146.64 m²
1578.43 ft²

Balconies and terraces

31.8 m²
342.29 ft²

Reduced headroom

7.77 m²
83.61 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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