



Billingshurst Road, Broadbridge Heath, West Sussex, RH12 3LP



woodlands



A delightful and rarely available extended semi detached family home situated on an established residential road within the original part of the village and with easy access to major transport links, shops and excellent schools.

The front door opens into a quarry tiled entrance hall which provides a good space for storage and to hang coats and remove shoes. Stairs lead up to the first floor. From here a door leads into the lounge, measuring 16ft, with strip wood flooring and a central fireplace with inset multi-fuel stove, offering the ideal space to relax. The cottage style kitchen/breakfast room is fitted in a range of wall, base and drawer units with plenty of space for appliances. Windows offer views over the front and side gardens.

An inner hall leads into the extended dining/family room, providing the perfect area to entertain friends and family, with double patio doors leading out onto a large decked area with views over the extensive rear garden. Completing the ground floor is a rear lobby with stable door to side access and a family bathroom at the rear of the property with separate shower enclosure.

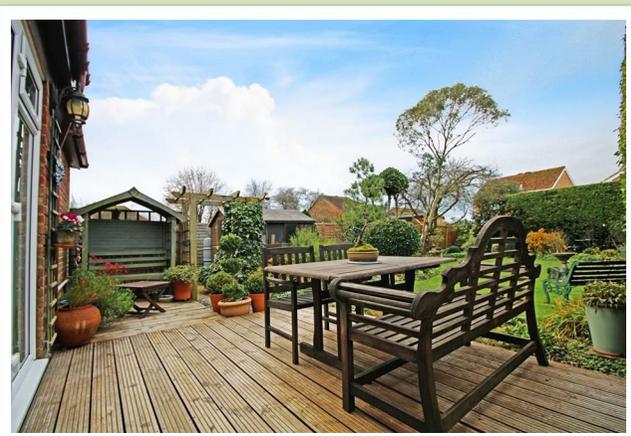
To the first floor you are greeted with three bedrooms with the largest two being doubles and a single bedroom currently used as a study. The first floor also boasts a shower room with sink, W.C. and large airing cupboard.

This property offers excellent potential to further extend subject to the necessary planning consents.



Outside, this fantastic family home is set back from the road with a gated large shingle driveway, providing parking for a number of vehicles. Surrounded by neat hedges and mature borders the secure side access takes you through to the rear garden, with a shed and a pergola through to the decked area, perfect for barbecues in the summer months, leading onto an expanse of lawn with well kept cottage style garden borders, hedges and trees. This offers the perfect space for children to play or for the keen gardener to enjoy.

An internal viewing is strongly advised to fully appreciate this location and what this property has to offer.



Accommodation with approximate room sizes:

ENTRANCE HALL

LOUNGE 11' x 16'6" (3.35m x 5.03m)

INNER HALL

DINING ROOM 13' x 10' (3.96m x 3.05m)

KITCHEN/BREAKFAST ROOM 9' max 6'2" min x 16'7" max (2.74m max 1.88m min x 5.05m max)

REAR LOBBY WITH SIDE ACCESS

BATHROOM 8'2" max x 5'8" (2.49m max x 1.73m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'5" max x 10'4" max (3.78m max x 3.15m max)

BEDROOM TWO 10'11" x 8'2" (3.33m x 2.49m)

BEDROOM THREE 8'2" x 8'1" (2.49m x 2.46m)

SHOWER ROOM/W.C

OUTSIDE

SHINGLE DRIVEWAY PROVIDING OFF ROAD PARKING

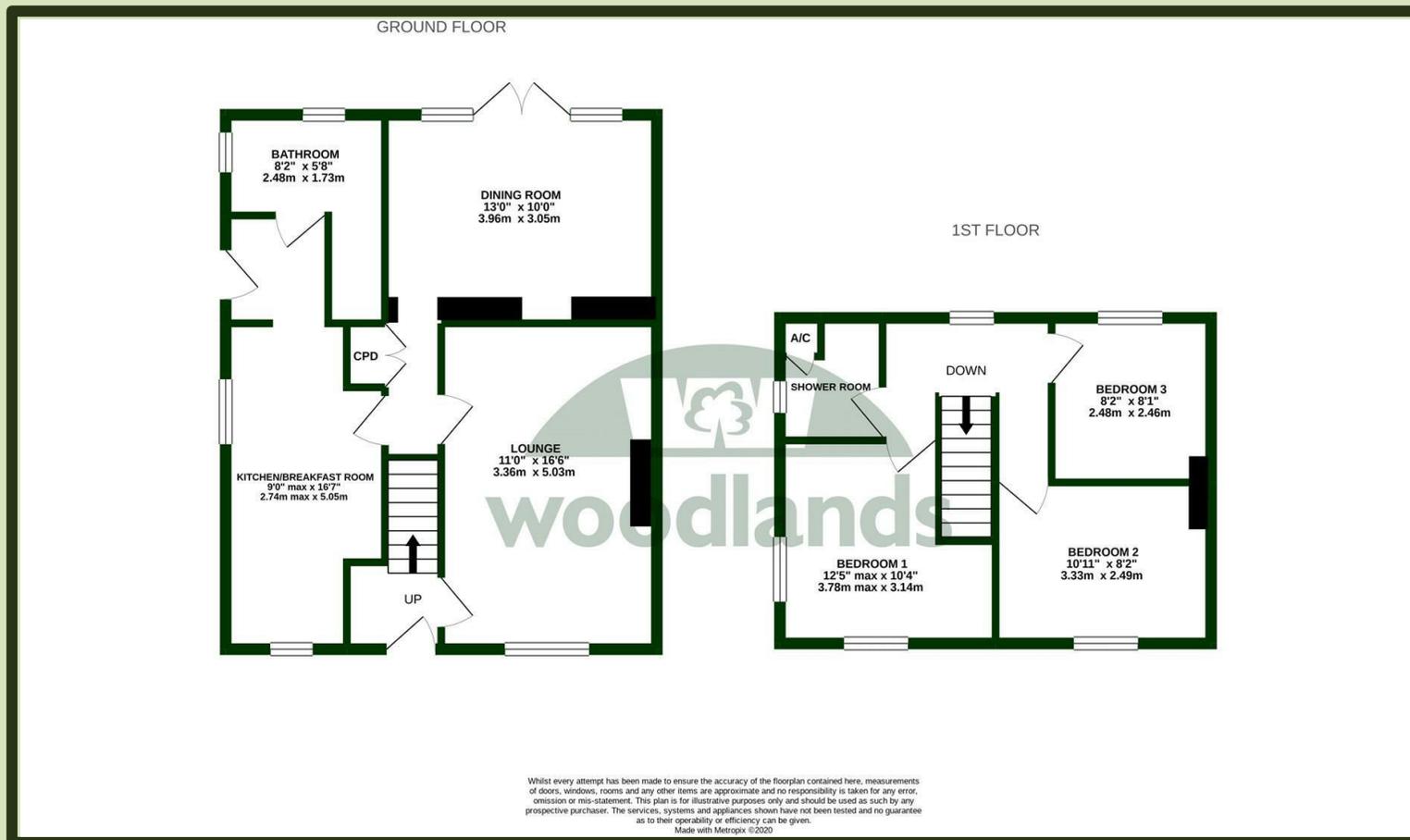
GENEROUS REAR GARDEN

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS



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LOCATION: Broadbridge Heath has an array of shops that include a convenience store, post office and Hairdresser's. In addition there is a 24hrs Tesco Extra supermarket and has two schools within close proximity, Shelley Primary School and Tanbridge House Secondary school. The village is also ideally situated at the junction of the A24 and the A264 that provide easy access to the M23 and Gatwick, together with the historic market town of Horsham. This attractive town is set less than 1.5 miles away with a comprehensive range of shops, and a main line train service to London Bridge and London Victoria.

DIRECTIONS: From Horsham proceed in a Westerly direction along Guildford Road (A281). At the flyover roundabout take the third exit, following the signs for Broadbridge Heath. Proceed straight ahead at the mini roundabout and past the Shelley Arms. This road then leads into Billingshurst Road.

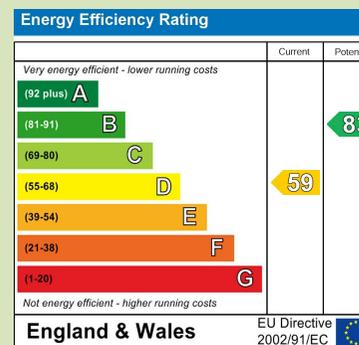
COUNCIL TAX: Band C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.