



6 Harding Lane
 Broadbridge Heath, West Sussex, RH12 3GS
 Guide Price £675,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

6 Harding Lane, Broadbridge Heath, West Sussex, RH12 3GS

Courtney Green are delighted to bring to the market this four/five bedroom, substantial detached family home, located on the ever-popular Wickhurst Green development. Built in 2016, the property offers highly versatile accommodation with four downstairs reception rooms and the addition of a garden studio room, making it perfect for modern family life. Wickhurst Green enjoys a superb location in a semi-rural setting, surrounded by Sussex countryside and is within the village Broadbridge Heath, with its broad range of shops, sports facilities and amenities. Just 30 miles from London and 20 miles from the Sussex coast, its close proximity to the A24, M23 and M25 ensures fast connections to London, Brighton, Crawley and other popular destinations. The accommodation in brief comprises a welcoming entrance hall, a large triple-aspect sitting room, a downstairs w.c, a study/bedroom 5, a dining room, a high-specification kitchen with a separate utility room and a part brick-built sun room making up the ground floor. On the first floor there is a capacious principal bedroom suite with ensuite shower room, three further double bedrooms and family bathroom with a bath and walk-in shower. Outside there is a driveway providing parking for two cars and accessing the large single garage which has power and lighting, and to the rear is a wall-enclosed garden with purpose-built garden studio.

Entrance Hall

A welcoming entrance hall with large format floor tiling, radiator, coat cupboard, stairs rising to the first floor and doors to all rooms.

Downstairs Cloakroom

With low level w.c, pedestal wash hand basin, radiator, obscured side aspect window, large format floor tiling and downlighting.

Sitting Room

A wonderfully bright and spacious triple aspect sitting room with windows to the rear and side aspects, French doors opening to the sun room, LVT limed oak flooring, two radiators and media point.

Study/Bedroom 5

Currently used as an additional bedroom, this room would serve as a perfect working space as it enjoys the pretty front aspect with open tree lined views. With front aspect window and radiator.

Kitchen

A high specification kitchen comprising a range of eye and base level cabinets and drawers with complementing quartz worktops and upstands, eye level AEG double oven, AEG five burner gas hob with extractor over and stainless steel splashback, integrated dishwasher, integrated fridge freezer, inset sink with routed drainer, island unit with solid wood worktops extending to create a breakfast bar, downlighting, large format floor tiling, radiator, door to utility, French doors to sun room.

Utility Room

With matching quartz worktop and upstands, inset sink and routed drainer, space and plumbing for washing machine, space for tumble dryer, large format floor tiling, down lighting.

Dining Room

A separate formal dining room, with bay fronted window, radiator. Currently used as a second snug but could be used in a number of ways, including opening the space to the kitchen to create an open plan kitchen/family room, as others have done.

From the **Entrance Hall**, stairs rise to the **First Floor Landing** where there is an airing cupboard, loft hatch accessing loft space and doors to all rooms.

Principal Bedroom

A capacious principal suite with dual rear aspect windows, full width fitted wardrobes, radiator and media point.

Ensuite Shower Room

A luxury shower suite comprising an oversized walk in shower with sliding door, low level w.c, pedestal wash hand basin, obscured rear aspect window, shaver point, floor tiling, downlighting and extractor fan.

Bedroom 2

A large double bedroom with dual aspect front and side aspect windows, full width fitted wardrobes and radiator.

Bedroom 3

A further large double bedroom with front aspect window, radiator and full width fitted wardrobes.

Bedroom 4

A double bedroom with rear aspect window and radiator.

OUTSIDE

To the front of the property is a neatly kept frontage with mature shrubs and planting, picket fence border and path leading to the covered front door. To the side is a driveway providing parking for two cars and accessing the large single garage which has power and lighting. To the rear is a wall enclosed garden which enjoys a sunny Westerly aspect and comprises an area of Indian sandstone paving with lawns and a path leading to the recently built garden studio. Built to a very high standard, with sliding double glazed doors, fully insulated with power and lighting, wood effect flooring and downlighting.

Council Tax Band— G

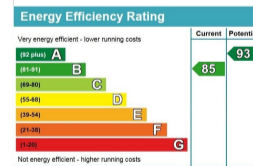
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Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.



Approximate total area¹⁾
2011.46 ft²
186.87 m²

Reduced headroom
9.71 ft²
0.9 m²



Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

