



2 Langridge Lane, Broadbridge Heath

Guide Price £700,000

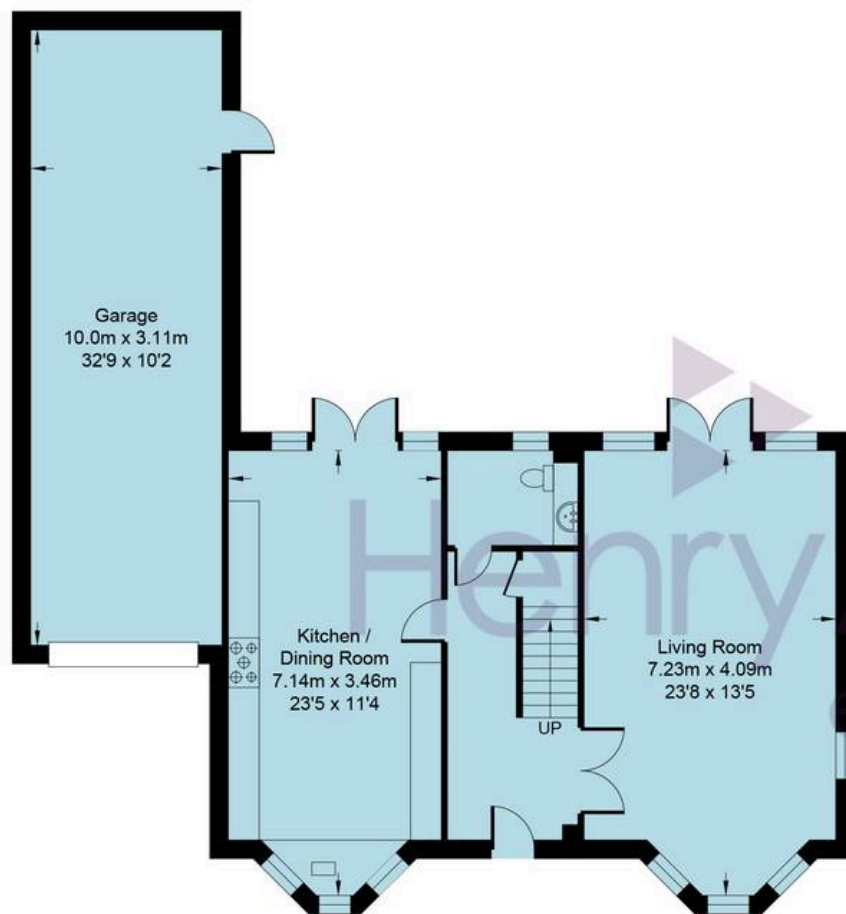
2 Langridge Lane

Broadbridge Heath, Horsham

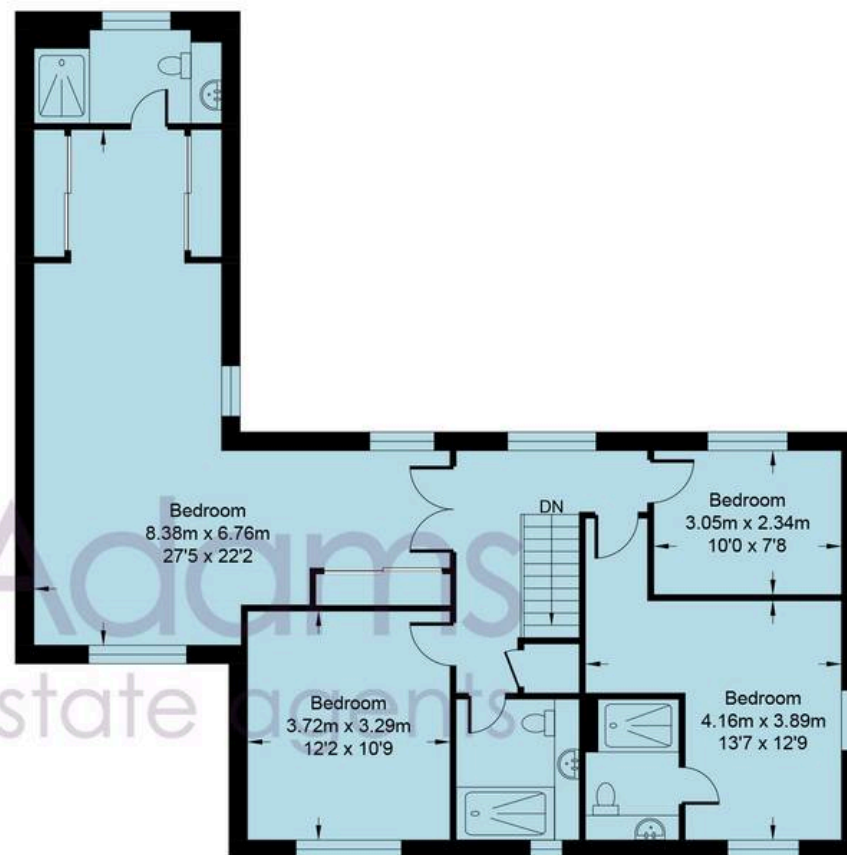
A delightful and spacious four bedroom property in a sought after area in Broadbridge Heath. Upon entering this modern detached home, you will be greeted by the generous hallway with double doors leading to the spacious dual aspect bright living room. There are French doors leading off this room to the rear garden. The kitchen/diner room is also beautifully presented to a high standard with modern high quality kitchen featuring grey cabinets, LED underlighting, tiling and granite worksurface. The kitchen features a butler sink with integrated appliances of dishwasher and washing machine. The dining area has French doors leading to the garden with large patio which makes an ideal area for alfresco dining. The hallway benefits from cloakroom and under stair cupboard.

To the first floor the property continues to impress with four double bedrooms. The principle is particularly impressive with double doors lead into the expansive main bedroom with built-in mirrored wardrobes and a shower en-suite. The second bedroom also benefits from a shower en-suite and modern decor family bathroom with separate bath and handheld shower.





GROUND FLOOR



FIRST FLOOR



Langridge Lane

Approximate (Including Garage) Area = 2042 sq ft / 189.7 sq m

Total = 2042.0 sq ft / 189.7 sq m

For identification only - not to scale





- **Detached Family Home**
- **Four Bedrooms**
- **Spacious Dual Aspect Living Room**
- **Two Bedrooms with En-suite Shower Rooms**
- **Beautifully presented Kitchen / Diner**
- **Main Bedroom with Built in Wardrobes**
- **Modern Family Bathroom**
- **Rear Garden with Patio Area**
- **Driveway Parking and Double Garage**
- **Access to Well Regarded Schools**
- **No Ongoing Chain**

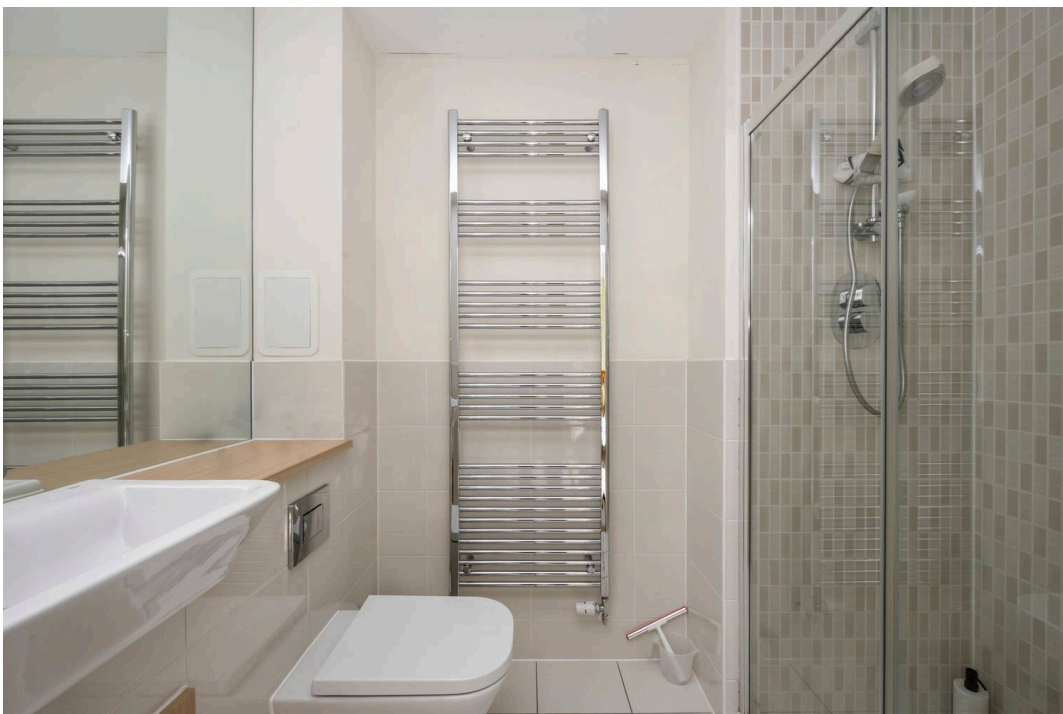
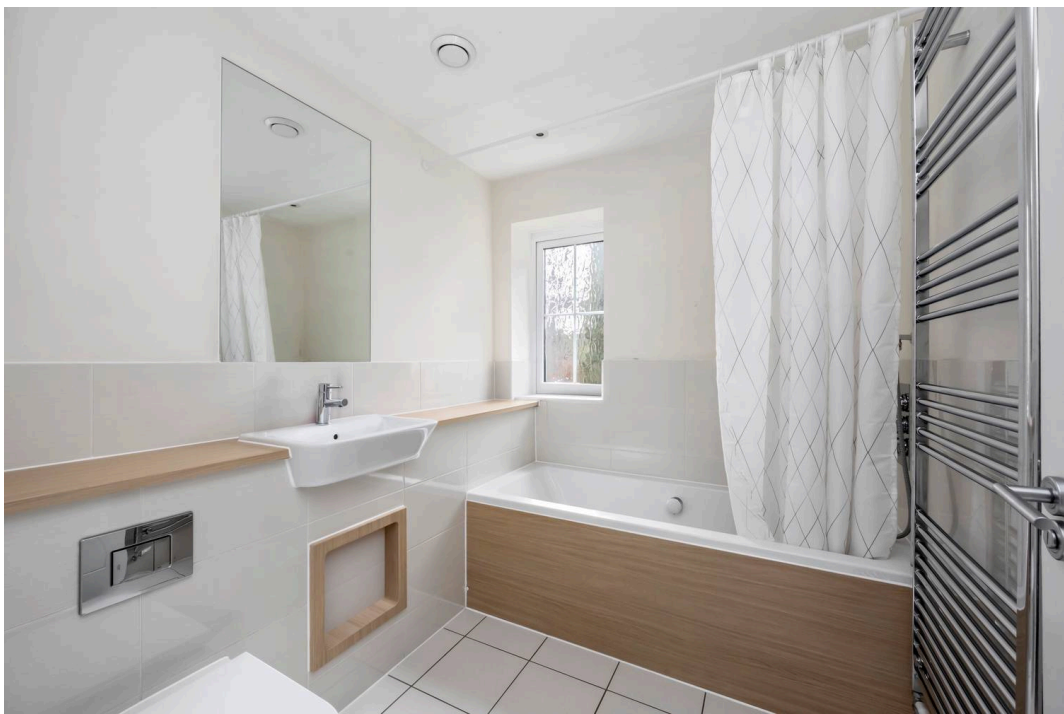
Agent note: Estate Management Charge - approx. 185.84 / per annum.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.