



42 Billingshurst Road  
Broadbridge Heath, West Sussex, RH12 3LW  
Guide Price £495,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



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Courtney Green are delighted to bring to the market this enlarged four bedroom, semi-detached Victorian home situated in the heart of Broadbridge Heath village. The property has been modernised whilst still retaining it's character, with an updated gas fired heating system, double glazed windows throughout, insulated white oak flooring, and air conditioning in the living space, bedroom 1 and bedroom 2. The air conditioning is an air-source heat pump which can be used for heating. The generous accommodation comprises in brief, an entrance hall, an open plan sitting/dining room, a fitted kitchen, and a bathroom making up the ground floor. On the first floor there are three bedrooms, and a cloakroom, and on the second floor is a further double bedroom. Outside, there is a block paved driveway to the front, and to the rear, the garden is one of the standout features. Having been lovingly created over many years, this secluded oasis has an abundance of mature planting, tucked away seating areas, and versatile garden rooms, all with power and lighting - it really has to be seen to be appreciated.

**LOCATION:** Broadbridge Heath, located approximately two miles to the west of Horsham, has an array of amenities including a village primary school, post office, public house, churches, bus routes and nearby Tesco superstore. There is also a village club, sports centre, tennis, cricket and football clubs as well as access to open countryside, The Downs Link and Warnham Nature Reserve. The nearby market town of Horsham has a wider range of amenities including a main line station with direct services to London taking under an hour, primary and secondary schools, further sports and leisure facilities and a wide range of shops and restaurants. There are excellent road links to the coast, London and adjoining counties with the nearby A23, A24 & A281 providing links to the M23, M25 & A27.

The accommodation comprises:

**Entrance Hall**  
With radiator, high-level cupboard housing fuse box and electricity meter, insulated white oak flooring, stairs rising to the first floor landing and door to sitting/dining room.

**Sitting/Dining Room**  
Having previously been two rooms, this space has been opened to create a large dual aspect reception room, with two defined areas, and has insulated white oak flooring throughout. The sitting area has a bay fronted window with timber storage bench seat, radiator, and a gas fireplace with tiled surround and slate hearth. The dining room has a rear aspect window overlooking the garden, radiator and air conditioning.

**Kitchen**  
The kitchen comprises a range of eye and base level cabinets with contrasting worktops above, integrated gas double oven with four burner induction hob and hidden extractor over, stainless steel sink and drainer with mixer tap and filtered water tap, space and plumbing for washing machine, space and plumbing for dishwasher, integrated Bosch fridge, corner cylinder pantry cupboard, glass fronted display cabinets, space for high-level microwave, side aspect window, door to garden, and door to downstairs bathroom.

**Bathroom**  
The bathroom comprises an enclosed panel bath with taps and electric power shower over, worktop mounted wash hand basin with taps and storage cabinets beneath, door opening to low-level WC, two side aspect obscured windows, rear aspect obscured window, heated towel radiator, tiled floor, and extractor fan.

From the **entrance hall** stairs rise to the **First Floor Landing** where there is a continuation of white oak flooring, doors to the bedrooms, doors to a cloakroom, and spiral staircase rising to the top floor.

**Bedroom 1**  
A large double bedroom with front aspect window, radiator, fitted wardrobes and drawers, and air conditioning.

**Bedroom 3**  
A further double bedroom with rear aspect window, and radiator.

**Bedroom 4**  
A large single bedroom with rear aspect window, radiator, and fitted desk with shelving above.

**First Floor W.C**  
Comprising a low level wc lighting and half height wall tiling.

From the landing, a spiral staircase rises to the **Second Floor**.

**Bedroom 2**  
Forming the converted loft space, this further double bedroom has a dormer window to the front and rear, air conditioning and radiator. The gas fired combination boiler is located in the eaves and is still within warranty.

OUTSIDE

The property is particularly attractive on the eye, with a stunning mature wisteria framing the bay fronted window, a block paved driveway provides off road parking and has a red brick border, and a Victorian checkerboard tiled pathway leads to the front door. A paved pathway to the side of the house accesses the rear garden, which is spectacular and has to be seen to be appreciated. Among the mature and well thought out herbaceous, shrub and tree planting, there are two raised carp ponds and an insulated timber shed with power and lighting. All of the borders are easy to maintain raised beds. There is an attached insulated **garden room** which is registered and classified as an office space with power, heating and lighting and beautiful stained glass windows. An enclosed cottage garden walkway leads to an opening with two secluded seating areas, and a gate leading to the rear section of the garden. Here, there is an insulated barn roof workshop with power and lighting, a timber gazebo, a further timber shed, and a greenhouse.

Council Tax Band - C

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

Ref: 25/5789/24/04



<p>Ground Floor Building 1</p>		<p>Approximate total area<sup>1)</sup></p> <p>1372.93 ft<sup>2</sup></p> <p>127.55 m<sup>2</sup></p> <p>Reduced headroom</p> <p>94.72 ft<sup>2</sup></p> <p>8.8 m<sup>2</sup></p>																																									
		<table><tr><th colspan="2">Energy Efficiency Rating</th><th>Current</th><th>Potential</th></tr><tr><td>Very energy efficient - lower running costs</td><td>A</td><td></td><td></td></tr><tr><td>(92-94)</td><td>B</td><td></td><td></td></tr><tr><td>(89-91)</td><td>C</td><td></td><td></td></tr><tr><td>(85-88)</td><td>D</td><td>61</td><td>71</td></tr><tr><td>(82-84)</td><td>E</td><td></td><td></td></tr><tr><td>(78-81)</td><td>F</td><td></td><td></td></tr><tr><td>(75-77)</td><td>G</td><td></td><td></td></tr><tr><td>Not energy efficient - higher running costs</td><td></td><td></td><td></td></tr><tr><td colspan="2">England &amp; Wales</td><td colspan="2">EU Directive 2002/91/EC</td></tr></table>		Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs	A			(92-94)	B			(89-91)	C			(85-88)	D	61	71	(82-84)	E			(78-81)	F			(75-77)	G			Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
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<p>(1) Excluding balconies and terraces</p>																																											
<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>																																									
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