



Oak Lane, Broadbridge Heath, West Sussex, RH12 3NX



woodlands



Positioned in a secluded close, within the village of Broadbridge Heath, this attractive cottage is brought to the market with no onward chain, offering flexible living and sleeping accommodation over two floors and providing the owners excellent scope to further enhance, update and extend, subject to the necessary permissions being sought.

This is the perfect position for a family home - within easy reach of all the local amenities, such as Shelley Primary School, the village store and local playing fields. Broadbridge Heath also benefits from excellent facilities at the Bridge Leisure Centre and a large Tesco Extra. The village is also within easy reach of the vibrant market town of Horsham. Renowned for its fabulous range of bars and restaurants, as well as a mixture of independent and major high street retailers- you can see why this is such a popular area for families to settle. You can see why so many families choose to settle down here.

To the front of the property is a block paved driveway providing parking for 2-3 vehicles as well as a small front garden space. A covered entrance porch leads into a bright and welcoming entrance hall with attractive exposed timber floor boards. The ground floor accommodation comprises a large front reception room, enjoying dual aspect views and a working fireplace. There is excellent scope to use this as a principal ground floor bedroom with enough space to add an en-suite shower if desired. The kitchen is a large room with space for a dining room table, there is an AGA and a good range of base and wall units as well as space for freestanding appliances. A glazed door leads out to the rear garden and to the rear is a side entrance/boot room. The main living room is a lovely bright room enjoying a triple aspect and a large glazed window and door leading out to a patio area beyond.



Stairs from the living room lead to the first floor. Originally three bedrooms on this level, two of these rooms have been opened up to make a large L-shaped double room. The second bedroom is also a good-sized double with a shower room completing the internal accommodation.

One of the highlights of this property has to be the extensive gardens to the rear. Divided into three unique spaces, with formal lawns and mature borders to the front, a middle section that would work perfectly for as a kitchen garden and the rear section used as a more practical working space.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED ENTRANCE PORCH

ENTRANCE HALL 6'09" x 10'10" (2.06m x 3.30m)

LIVING ROOM 11'11" x 24'01" (3.63m x 7.34m)

KITCHEN/DINER 19'04" x 11'0" (5.89m x 3.35m)

BOOT ROOM 7'05" x 3'05" (2.26m x 1.04m)

BEDROOM THREE/SITTING ROOM 16'06" x 8'11" (5.03m x 2.72m)

CLOAKROOM 8'0" x 3'06" (2.44m x 1.07m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'05" x 12'03" (3.48m x 3.73m)

BEDROOM TWO 14'05" x 12'04" (4.39m x 3.76m)

SHOWER ROOM 4'10" x 7'09" (1.47m x 2.36m)

OUTSIDE

FRONT GARDEN

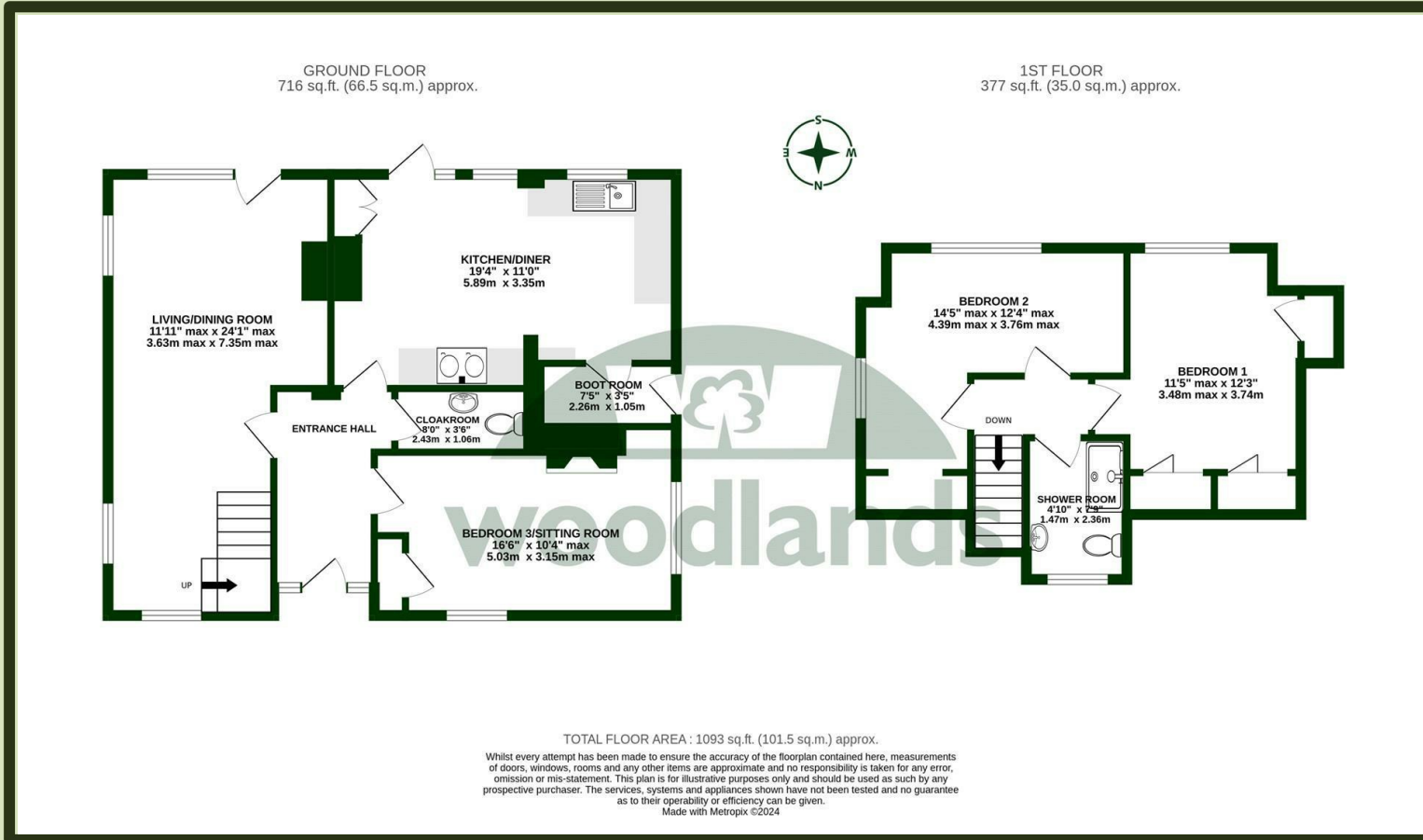
BLOCK PAVED DRIVEWAY FOR 2-3 VEHICLES

EXTENSIVE REAR GARDEN

NO ONWARD CHAIN



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LOCATION: Broadbridge Heath is a village to the west of Horsham and offers a good range of local facilities and amenities including Tesco superstore, sports centre with gym, post office and convenience store, pub and school. The location offers great access for Horsham with a vast array of shops and mainline station to London. Alternatively Christ Hospital with its mainline station is less than a 10 minute drive. Broadbridge Heath also offers great road links for the A24, A29, A264 and A281 to Guildford.

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 then take the first left into Wickhurst Lane. At the T Junction turn left onto a continuation of Wickhurst Lane. Proceed past the school then take the next left into Oak Lane.

COUNCIL TAX: Band E.

EPC Rating: D.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.