



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



woodlands



Offering the new owners a wealth of opportunities to enhance, improve and extend, this three bedroom semi-detached house has been held by the same family for three generations- a fitting testament to any home.

The property is brought to the market with no onward chain, and is located in the heart of the popular village of Broadbridge Heath on the outskirts of Horsham. 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. And the village is just a short drive from 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.

Accessed from the road with a driveway to the front providing off road parking for 1 car, an enclosed entrance porch leads through to a hall and into a front reception room that would work very well as a living room with attractive bay window and high ceilings providing the character you would expect for a property of this age. Beyond this room is a large second reception room with under stairs storage space and built in cupboard. To the rear of the ground floor is a spacious kitchen and a separate wc and shower room.



Stairs from the hallway lead to the first floor, with three generous bedrooms- all doubles with the principal bedroom at the front being particularly spacious and also benefitting from a bay window. We feel there is excellent scope with this home to extend into the loft (subject to planning permission being sought) and the rear garden is another highlight being an excellent length, with an area of lawn, a workshop/shed apple trees, and room for a large patio area that could providing space for outdoor entertaining in the summer months.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH

HALLWAY

LIVING ROOM 11'07" x 12'01" (3.53m x 3.68m)

DINING ROOM 15'02" x 12'0" (4.62m x 3.66m)

KITCHEN 9'07" x 11'01" (2.92m x 3.38m)

INNER HALL

SHOWER ROOM 5'05" x 7'0" (1.65m x 2.13m)

SEPARATE W.C 2'08" x 3'11" (0.81m x 1.19m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'01" x 12'06" (4.60m x 3.81m)

BEDROOM TWO 9'03" x 12'0" (2.82m x 3.66m)

BEDROOM THREE 9'07" x 11'01" (2.92m x 3.38m)

OUTSIDE

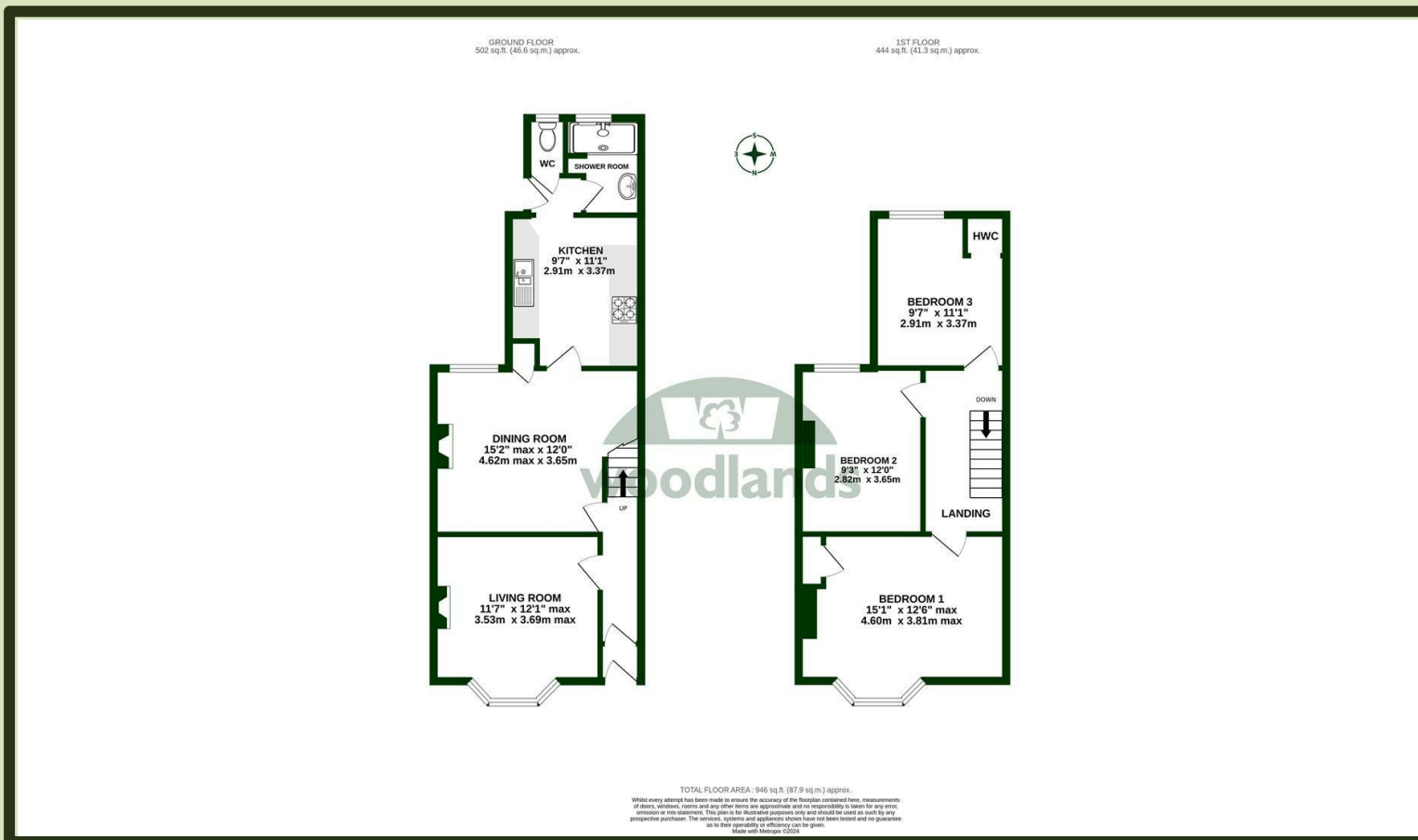
OFF ROAD DRIVEWAY PARKING TO THE FRONT

GOOD SIZED SOUTH FACING REAR GARDEN

NO ONWARD CHAIN



www.woodlands-estates.co.uk



AGENTS NOTE: Due to spray foam insulation being present in the loft, our recommendation is this property is available for cash buyers only.

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 D.

EPC Rating: To be confirmed

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.