



Findon Way, Broadbridge Heath, West Sussex, RH12 3UZ





Set within the heart of the desirable village of Broadbridge Heath, this well presented home offers bright, generous living space and has been brought to the market ready to move into whilst offering the new owners scope to further enhance as desired. The property sits behind its own driveway parking, with the front door opening into a welcoming hallway that includes a handy storage cupboard.

The fitted kitchen provides an selection of base and wall units, along with a built-in oven and hob. A convenient opening connects the kitchen to the main living/dining area, allowing light to flow through and creating a sociable feel. This spacious living space easily accommodates both lounge and dining furniture, and the large sliding doors at the rear draw your eye directly out to the private garden. The seamless transition between indoor and outdoor spaces makes this an ideal setting for summer evenings, outdoor dining, and relaxed entertaining.

Upstairs, the home continues to impress, offering two well-proportioned double bedrooms. One benefits from twin built-in wardrobes, and both are served by a modern family bathroom complete with shower over the bath, tiled flooring, and a heated towel rail.

Broadbridge Heath remains one of the most popular residential areas on the outskirts of Horsham, thanks to its family-friendly environment and excellent amenities. Shelley Primary School, the village shop, local playing fields, and the superb facilities at The Bridge leisure centre are all close by, as is the large Tesco Extra for day-to-day convenience. Horsham town centre is also within easy reach, offering an exceptional mix of independent boutiques, well-known retailers, and a vibrant choice of cafés, bars and restaurants. With so much on the doorstep, it's easy to see why this location continues to attract families looking to settle in a thriving community.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 5'10" x 10'08" (1.78m x 3.25m)

KITCHEN 5'06" x 10'08" (1.68m x 3.25m)

LIVING/DINING ROOM 11'09" x 16'04" (3.58m x 4.98m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'08" x 9'01" (3.56m x 2.77m)

BEDROOM TWO 11'09" x 8'06" (3.58m x 2.59m)

FAMILY BATHROOM 5'06" x 6'09" (1.68m x 2.06m)

OUTSIDE

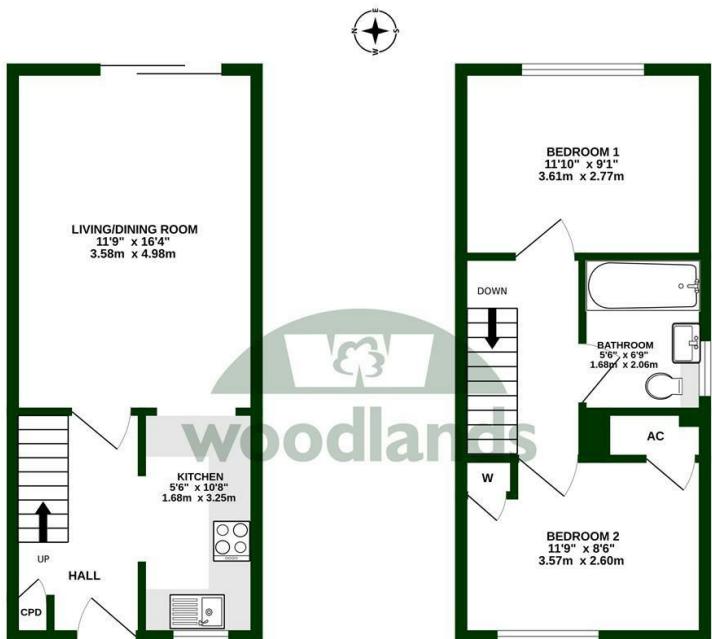
OFF ROAD DRIVEWAY PARKING

REAR GARDEN

POPULAR VILLAGE LOCATION

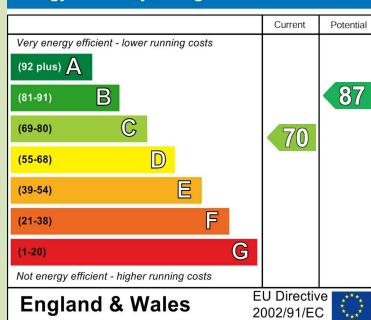


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GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.

TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. We have not tested any services or equipment and no guarantee is given as to their operability or efficiency can be given.
 Photo with Meripix 02005

Energy Efficiency Rating



DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the next set of traffic lights turn right into Bishopric and continue along this road proceeding over the roundabout by Tanbridge house School. At the large flyover roundabout take the third exit into the village and go straight ahead at the mini-roundabout. Proceed through the village passing some shops on the right and continue past the garage. Take the second turning on the left into Kingsmead Road then take the second turning on the right into Findon Way.

COUNCIL TAX: Band C.

EPC Rating: C.

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
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