



28 Old Guildford Road, Broadbridge Heath, RH12 3JU

Guide Price £460,000 – £475,000

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McTAGGART**  
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- GUIDE PRICE: £460,000 – £475,000
- 3 good sized bedrooms
- Edwardian semi detached house
- Driveway for 2 vehicles
- Potential to enlarge kitchen and convert loft
- Popular village location
- Close to schools, transport links, shops and walks
- 111' rear garden

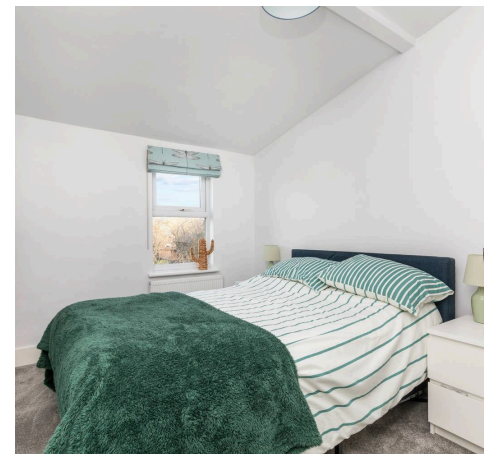
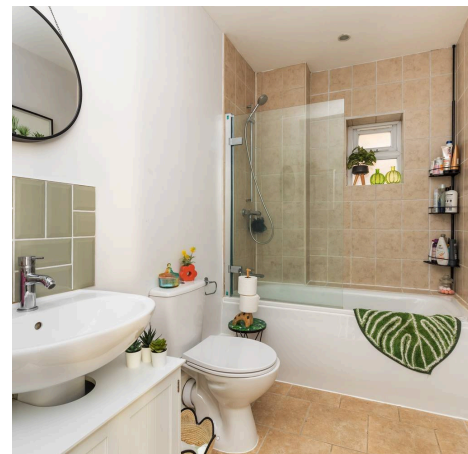
An immaculately presented 3 bedroom, 2 reception room semi detached Edwardian house with driveway for 2 vehicles and 111' private garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







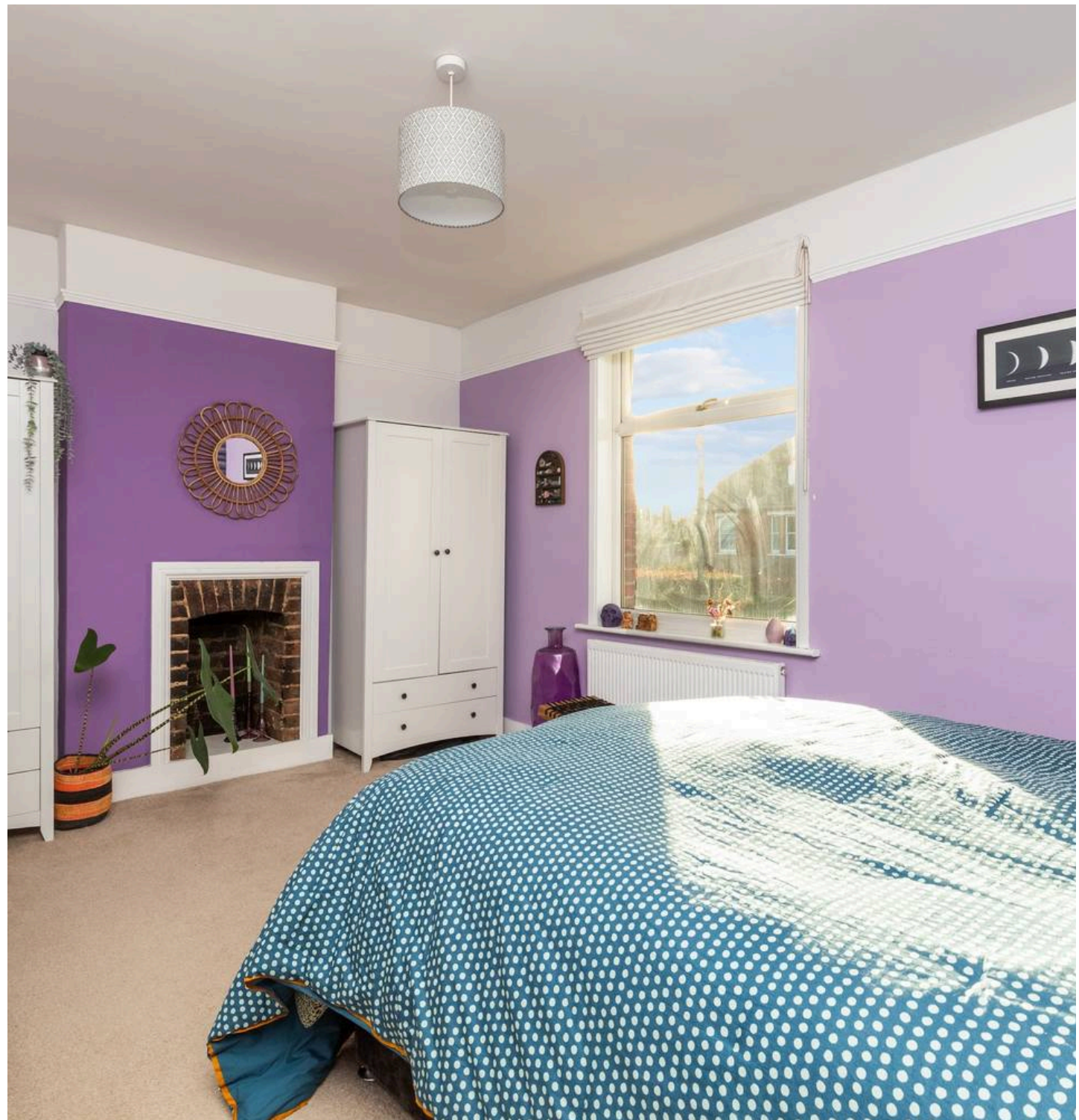
An immaculately presented 3 bedroom semi detached Edwardian house with driveway for 2 vehicles and 111' private garden. The property is situated in this ever so popular village, close to excellent schools, major transport links, shopping facilities and beautiful walks.

The accommodation comprises: entrance hallway, bay fronted sitting room with wood burner and open plan to the dining room. The kitchen is fitted with an attractive range of units with access into the garden and offers great potential to enlarge, if required. On the first floor there is an opportunity to convert the loft which would create an en suite bedroom. The bay fronted master bedroom with feature fire is well proportioned, 2 further good sized bedrooms and modern family bathroom. Benefits include double glazed windows and gas fired central heating to radiators. A driveway provides parking for 2 vehicles.

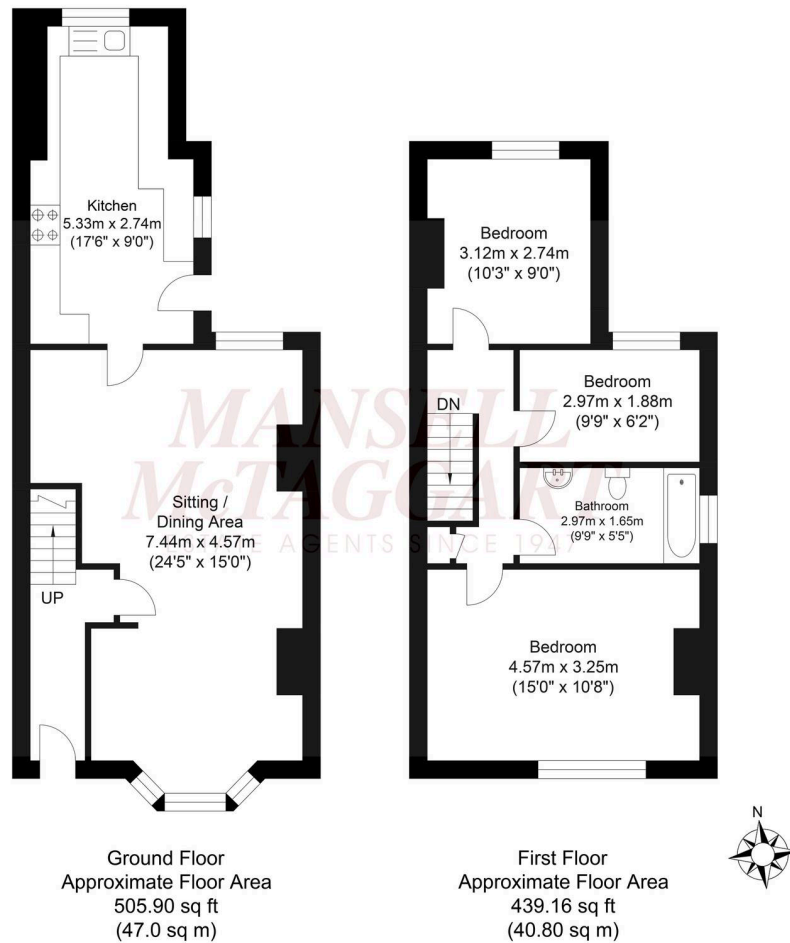
The 111' x 20' rear garden offers an excellent degree privacy and is ideal for entertaining. The garden is predominantly lawned with substantial decked seating area, well stocked borders, further seating area with pergola and access to side and rear.



Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5\* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.







Approximate Gross Internal Area = 87.80 sq m / 945.07 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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