



28 Harding Lane, Broadbridge Heath, RH12 3GS

Guide Price £390,000

**MANSELL
McTAGGART**
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- 3 good sized bedrooms
- Semi detached house
- Built in 2013 by David Wilson Homes
- Master bedroom with en suite
- 2 allocated parking spaces
- Private part walled garden
- Popular development close to schools, transport links and shops
- Striking distance of the Downs Link

A well presented 3 bedroom semi detached house, built in 2013 by David Wilson Homes with en suite, part walled garden and 2 allocated parking spaces
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

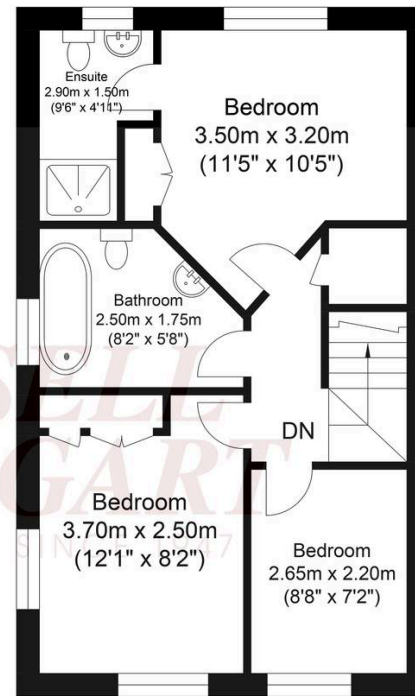
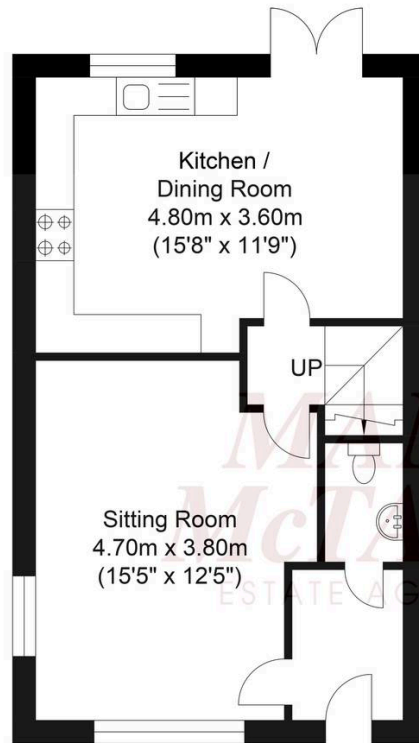




A well presented 3 bedroom semi detached house, built in 2013 by David Wilson Homes with en suite, part walled garden and 2 allocated parking spaces. The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and the Downs Link. The accommodation comprises: entrance hallway, cloakroom, sitting room and kitchen/dining room fitted with an attractive range of units, integrated appliances and French doors onto the garden. On the first floor there is a master bedroom with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms and family bathroom. Benefits include double glazed windows, gas fired central heating to radiators and fibre-optic broadband. The 26' x 16' part walled garden offers a good degree of privacy and is lawned with paved patio and timber framed shed. A gate provides access to the parking area with 2 designated spaces.

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.





Ground Floor
Approximate Floor Area
434.0 sq ft
(40.32 sq m)

First Floor
Approximate Floor Area
434.0 sq ft
(40.32 sq m)

Approximate Gross Internal Area = 80.64 sq m / 868.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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