

119 Billingshurst Road, Broadbridge Heath

Guide Price **£525,000**

Henry Adams
estate agents

119 Billingshurst Road

Broadbridge Heath, Horsham

Situated in the sought-after village of Broadbridge Heath, this two-bedroom, single-storey property presents an excellent opportunity for buyers seeking a home with considerable potential. Ideally positioned close to local schools, the property is also within easy reach of a range of amenities, including shops, a leisure centre and transport links, making it an appealing choice for families and those looking to enjoy village living.

The accommodation offers a spacious and versatile layout, comprising a welcoming entrance hall, a large living room featuring an attractive fireplace, and a kitchen directly adjoining the dining room, creating a practical and sociable space for everyday living and entertaining. A separate study provides an ideal area for home working, while the garden room offers additional living space with views over the garden. There are two well-proportioned bedrooms, a family bathroom and the added convenience of a separate WC.

Although the property would benefit from modernisation, it offers an exciting blank canvas for buyers looking to create a home tailored to their own tastes and requirements. Subject to the necessary planning permissions, there may also be scope to extend and further enhance the accommodation.











GROUND FLOOR

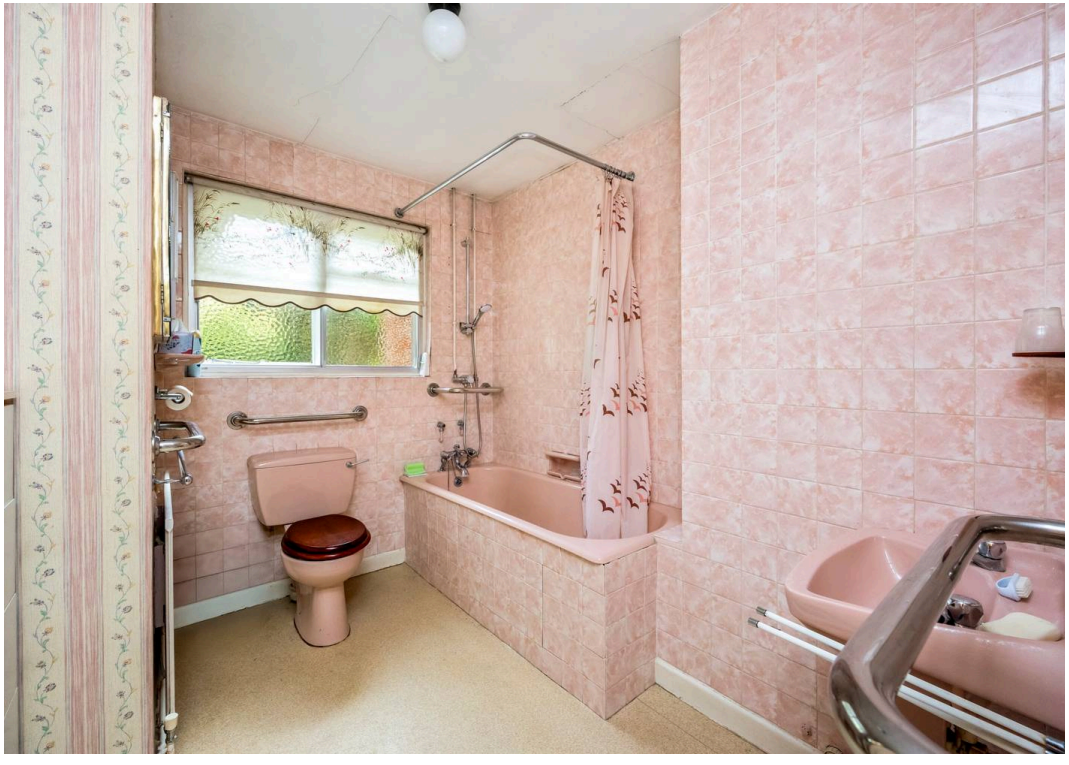
Billingshurst Road

Approximate Internal Area = 1404 sq ft / 130.48 sq m
Garage = 315 sq ft / 29.23 sq m
Total = 1719 sq ft / 159.71 sq m
For identification only - not to scale









Externally, the property boasts a generous plot with a large, mature rear garden, offering a private and tranquil setting. Well established with a variety of trees, shrubs and planting areas, the garden provides an attractive backdrop throughout the seasons and plenty of space for outdoor entertaining, gardening or simply relaxing. There is also excellent potential for landscaping, with room to create dedicated play areas, vegetable beds or additional seating areas to suit individual needs.

To the front, a driveway provides ample off-road parking and leads to a double garage, offering valuable storage and secure parking. Attractive borders further enhance the property's kerb appeal, while the generous plot creates a wonderful sense of space and privacy.

Combining spacious accommodation, a substantial garden, a double garage and exciting potential for improvement or extension, this property represents a rare opportunity to acquire a home in a popular village location. Whether you are looking for a family home to modernise or a property with scope to evolve alongside your needs, this is an opportunity not to be missed.

Early viewing is highly recommended to appreciate the space, setting and full potential this property has to offer.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. . You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: F - Tenure: Freehold









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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.