



41 Low Weald Lane  
Broadbridge Heath, West Sussex, RH12 3XW  
Guide Price £585,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 41 Low Weald Lane, Broadbridge Heath, Horsham, West Sussex, RH12 3XW

A rarely available four bedroom detached family home, presented immaculately throughout, and located in a small private development just outside of Broadbridge Heath village. Built in 2019 to an exacting standard and improved further by the current owners, this home really is "turn key" ready for its next owner. The accommodation comprises a large entrance hall, a sitting room, an open plan, high specification kitchen/dining room with French doors opening to the rear garden, and a downstairs cloakroom/utility room which makes up the ground floor. On the first floor there is a principal bedroom with en-suite shower room, three further generous bedrooms, and a well-appointed family bathroom. Outside, the property is situated at the end of the cul-de-sac with an attractive tree-lined frontage, enjoying direct access to a public footpath which leads to beautiful countryside walks, The Bridge Leisure Centre, and the village amenities and schools of Broadbridge Heath. A block-paved driveway provides off-road parking for two vehicles and access to the garage, and a side gate leads to the beautifully landscaped rear garden.

**Location:** Broadbridge Heath, located approximately two miles to the west of Horsham, has an array of amenities including a village primary school, post office, public house, churches, bus routes and nearby Tesco superstore. There is also a village club, sports centre, tennis, cricket and football clubs as well as access to open countryside, The Downs Link and Warnham Nature Reserve. The nearby market town of Horsham has a wider range of amenities including a main line station with direct services to London taking under an hour, primary and secondary schools, further sports and leisure facilities and a wide range of shops and restaurants. There are excellent road links to the coast, London and adjoining counties with the nearby A23, A24 & A281 providing links to the M23, M25 & A27.

**Entrance Hall** A larger than average and welcoming entrance hall with a side aspect window providing natural light. There is a radiator, fuse board, generous understairs storage cupboard, and doors leading to the cloakroom, sitting room, and kitchen/dining room.

**Cloakroom / Utility Room** Comprising a low-level WC with dual flush, pedestal wash hand basin with mixer tap, radiator, obscured side aspect window, and extractor fan. A range of eye and base level units with open shelving provides useful storage, whilst an integrated washing machine is fitted beneath complementary worktops with matching upstands.

**Sitting Room** A generously proportioned reception room enjoying a pleasant outlook over the attractive green frontage through a large front aspect window. The room has two radiators and media points.

**Kitchen / Dining Room** The kitchen is fitted with a comprehensive range of gloss white eye and base level cabinets and drawers with complementary worktops and matching upstands. Integrated appliances include a dishwasher, fridge/freezer, double electric oven, four-burner gas hob with extractor hood over, and a cupboard housing the gas-fired boiler. A rear aspect window overlooks the garden, whilst a one-and-a-half bowl sink and drainer with mixer tap is positioned beneath. The dining area comfortably accommodates a good-sized table and chairs, benefits from a radiator, and has French doors opening onto the rear patio and garden.

Stairs rise from the entrance hall to the **First Floor Landing**, where there is a radiator, loft hatch accessing the loft space, and a large airing cupboard housing the pressurised hot water cylinder with useful hanging space above. Doors lead to all bedrooms and the family bathroom.

**Principal Bedroom** A spacious principal bedroom with front aspect window, radiator, media point, and door leading to the en-suite shower room.

**En-Suite Shower Room** Beautifully appointed with a low-level WC with dual flush, pedestal wash hand basin with mixer tap, and an oversized shower with shower mixer and handheld attachment. Additional features include a heated towel radiator, obscured side aspect window, extractor fan, downlighting, and shaver point.

**Bedroom Two** A generous double bedroom with rear aspect window overlooking the garden, media point, and radiator.

**Bedroom Three** A good-sized double bedroom with front aspect window, media point, and radiator.

**Bedroom Four** A versatile fourth bedroom currently used as a home office, with rear aspect window, media point, and radiator.

**Family Bathroom** Fitted with a modern white suite comprising an enclosed panel bath with mixer taps and shower over, low-level WC with dual flush, and pedestal wash hand basin with mixer tap. Further features include a heated towel radiator, obscured side aspect window, extractor fan, and downlighting.

## OUTSIDE

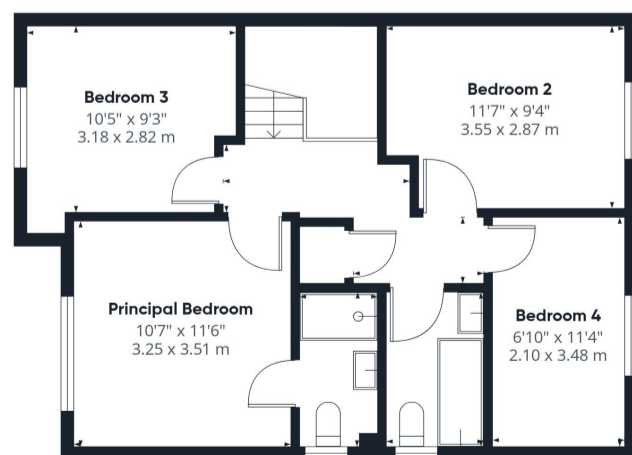
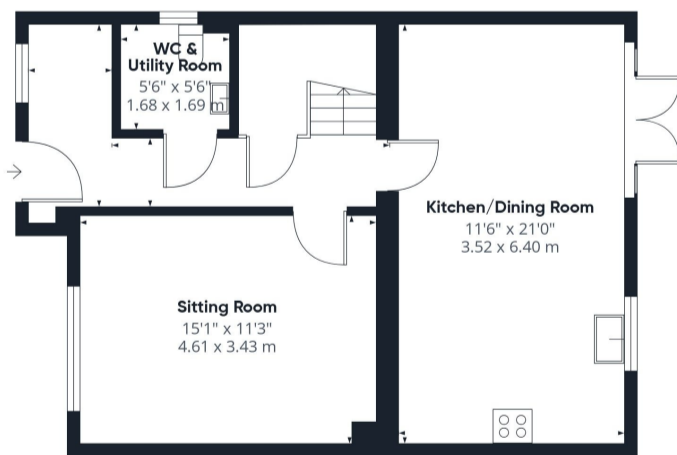
The property is located at the end of this quiet cul-de-sac, and a tree-lined frontage giving direct access to a public footpath leads off to some beautiful countryside walks, as well as The Bridge Leisure Centre, and Broadbridge Heath village amenities and schools. A block-paved driveway provides off-road parking for two cars, and access to the garage. A paved path steps up to the front door which is covered by an attractive storm porch, and low level evergreen hedging frames the house nicely. A side gate accesses the rear garden, which has been beautifully landscaped by the current owners to create an attractive and low-maintenance outdoor space, ideal for both relaxing and entertaining. Immediately adjoining the property is a paved patio, and a decked seating area with the remainder of the garden being predominantly laid to lawn and bordered by well-stocked flower and shrub beds with a pergola arbour bench providing a further seating area. A side door accesses the garage.

**Garage** A generously sized single garage with up-and-over to the front, personal door to the side, power, and lighting.

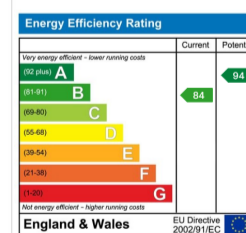
## Additional Information

Council Tax Band - F  
EPC - B  
Estate Charge - £320 for the current year

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area<sup>m</sup>  
1445 ft<sup>2</sup>  
134.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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