



Price
£450,000

Freehold

4x  1x  1x 

**Billingshurst Road,
Broadbridge Heath,
West Sussex, RH12**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Spacious well cared for family home
- Convenience of off road parking
- Good size rear garden with various outbuildings/workshops
- Air source heat pump/air conditioning in main rooms
- Walking distance to Shelley Primary and Tanbridge House secondary schools

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
 Dining Area: 13'6 x 12'2 (4.12m x 3.71m)
 Lounge: 13'0 at widest point x 11'0 up to bay (3.97m x 3.36m)
 Kitchen: 9'5 x 8'8 (2.87m x 2.64m)
 Bathroom: 9'4 x 6'8 (2.85m x 2.03m)

FIRST FLOOR

Landing
 Separate Toilet
 Bedroom 1: 16'5 at widest point x 11'0 at widest point (5.01m x 3.36m)
 Bedroom 2: 12'2 at widest point x 10'0 at widest point (3.71m x 3.05m)
 Bedroom 3: 9'6 at widest point x 9'4 at widest point (2.90m x 2.85m)

SECOND FLOOR

Landing
 Bedroom 4: 18'5 at widest point (5.62m) x 14'8 (4.47m) narrowing to 9'7 (2.92m)

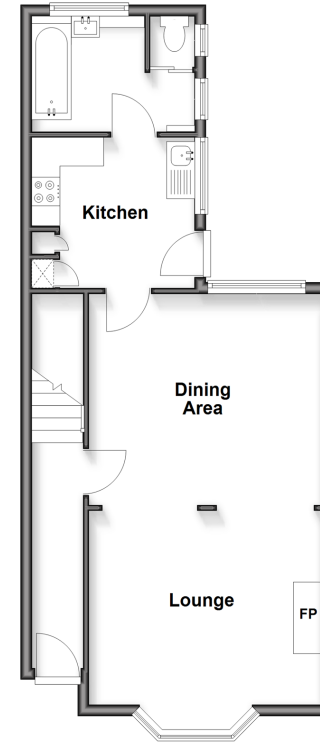
OUTSIDE

Garden Office: 7'6 x 5'6 (2.29m x 1.68m)
 Off Road Parking
 Front & Rear Garden
 Shed/Workshops

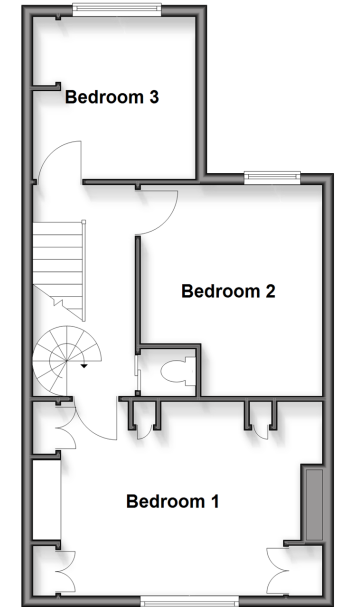
Call Horsham - 01403 269268 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

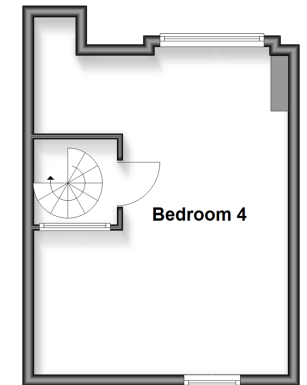
Split Level Ground Floor
 Approx. 50.6 sq. metres (544.6 sq. feet)



First Floor
 Approx. 44.9 sq. metres (483.3 sq. feet)



Second Floor
 Approx. 26.0 sq. metres (279.9 sq. feet)



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