



Carter Drive, Broadbridge Heath, West Sussex, RH12 3GZ



woodlands



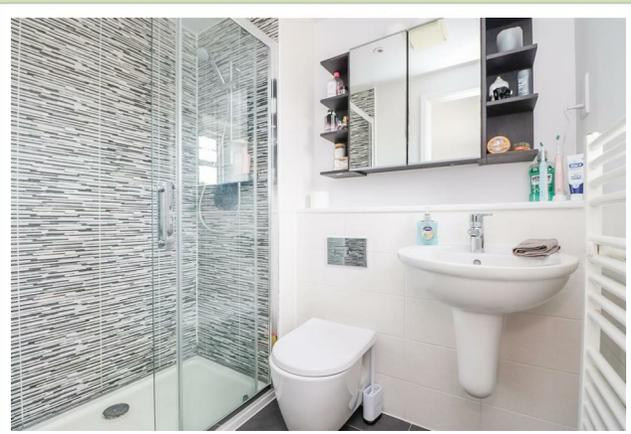
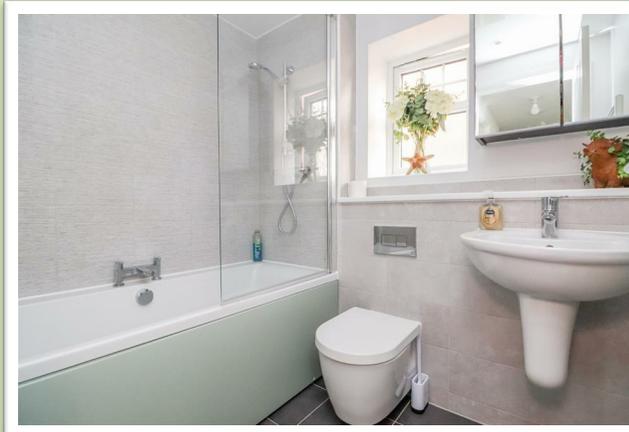
Set within the sought-after Wickhurst Green development in Broadbridge Heath, this immaculate three-bedroom semi-detached home offers an ideal setting for modern family living. Positioned behind a smart block-paved driveway that provides convenient off-road parking, the property also enjoys the advantage of a detached single garage. A pathway guides you to the front door, sheltered by a storm porch, and into a welcoming entrance hallway where a guest cloakroom is neatly positioned.

The main living space has been thoughtfully arranged to create an inviting open-plan kitchen, dining and lounge area – a real hub of the home. Generously sized and beautifully finished, the room easily accommodates both dining and soft furnishings, while a large under-stairs cupboard offers excellent additional storage. French doors frame views of the rear garden and open out to the patio, enhancing the sense of space and natural light. The contemporary kitchen is well-equipped with integrated appliances including a gas hob, oven and washing machine, alongside space for a freestanding fridge-freezer. Ample wall and base units provide practical storage, and stylish large-format tiling helps define the kitchen area from the living space.



From the hallway, stairs rise to the first floor where three bedrooms can be found. The two larger rooms are comfortable doubles, with the principal bedroom further benefiting from fitted wardrobes and its own en-suite shower room.

The rear garden enjoys a private outlook and a desirable south-westerly aspect, perfect for making the most of long summer afternoons. Mainly laid to patio, it provides an ideal spot for relaxing or entertaining al fresco.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'10" x 9'09" (1.17m x 2.97m)

CLOAKROOM 3'02" x 5'10" (0.97m x 1.78m)

LIVING/DINING ROOM 15'08" x 16'08" (4.78m x 5.08m)

KITCHEN 8'01" x 9'04" (2.46m x 2.84m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'03" x 12'10" (3.12m x 3.91m)

EN-SUITE SHOWER ROOM 5'0" x 6'08" (1.52m x 2.03m)

BEDROOM TWO 8'11" x 10'04" (2.72m x 3.15m)

BEDROOM THREE 6'05" x 10'04" (1.96m x 3.15m)

FAMILY BATHROOM 5'06" x 6'10" (1.68m x 2.08m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING AT THE SIDE

GARAGE 9'05" x 19'08" (2.87m x 5.99m)

REAR GARDEN

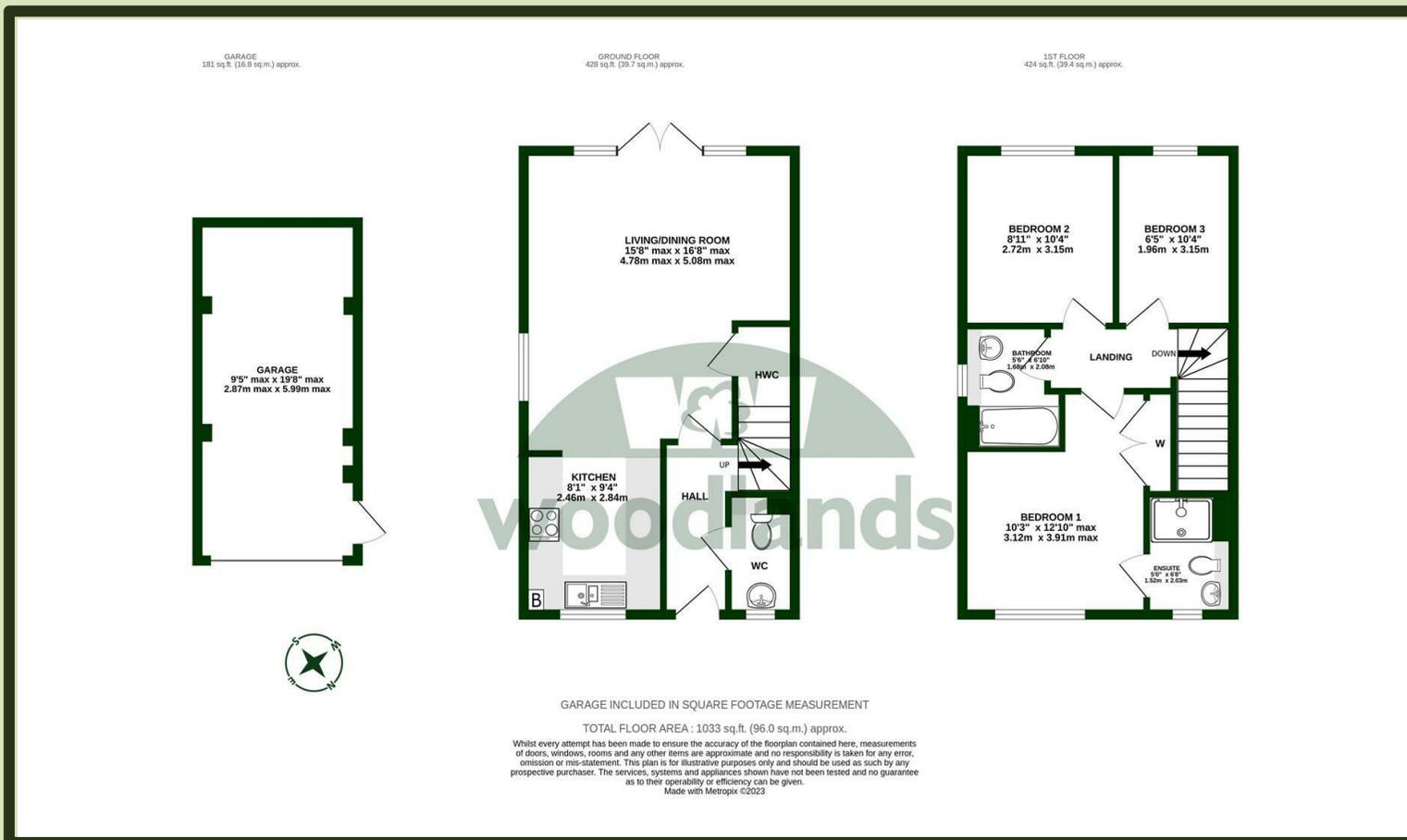
ANNUAL ESTATE CHARGE: £486.56 (LAST YEAR'S BILL)



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



**LOCATION:** Wickhurst Green is a development with everything on its doorstep. You can enjoy village life with Broadbridge Heath and Slinfold within close proximity, the historic town of Horsham is approximately 1 mile from the development. Broadbridge Heath itself offers Newbridge Garden Centre, post office, supermarket, hairdressers, pub and primary school. A large Tesco is nearby and there is a bus service taking you into Horsham.

Leisure facilities locally are excellent, Broadbridge Heath has a sports centre which has a full sized athletics arena, in the other direction is Slinfold Country Club including a health suite and spa along with a Golf course. There are a number of highly regarded state and private schools in the area, train services to London are accessed via Christ's Hospital and Horsham, which are less than 3 miles away.

**DIRECTIONS:** From Horsham Town centre proceed in an easterly direction along Guildford Road (A281) and at the flyover roundabout take the first exit, following the signs to Guildford. At the roundabout turn right and at the next roundabout go straight across. Get in the right hand lane. Proceed through the first set of lights. At the second set, turn right into Buck Way. Take the second right into Pelling Way and then first right into Carter Drive.

**COUNCIL TAX:** Band D.

**EPC Rating:** B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.