



96 Broomfield Drive, Billingshurst - RH14 9TW

Offers in Region of £575,000

96 Broomfield Drive, Billingshurst

- An extended detached family home in a well established location within close proximity of schools and main line station
- Double aspect sitting room with gas fire
- Two additional reception rooms
- Kitchen with access to garden
- Main bedroom with en-suite shower room
- Three further bedrooms and family bathroom
- Single garage and driveway parking

A detached family home within the sought-after locations of Billingshurst, this extended 4 bedroom home presents an ideal family residence, poised for comfort and convenience. Nestled within close reach of esteemed schools and a main line station, this property invites you into a world of boundless possibilities.

Upon entry, you are welcomed by a light entrance hall with ground floor cloakroom. There is a double aspect sitting room adorned with a charming gas fire, exuding warmth and character. Two additional reception rooms provide ample space for gatherings and relaxation and adaptable for how you may wish to use the space, while the well-appointed kitchen boasts seamless access to the lush garden, perfect for al fresco dining on warm summer evenings. Ascend the staircase to discover the main bedroom a range of fitted wardrobes, complete with a en-suite shower room. Three further bedrooms and a well-appointed family bathroom and separate cloakroom ensure abundant space for the entire family. A single garage and driveway parking cater to your storage and vehicle needs, providing ultimate convenience and security.

Outside the west facing garden has an abundance of plants and shrubs offering a peaceful retreat for relaxation and reflection. Bask in the warmth of the sun on the inviting patio, perfect for entertaining guests or enjoying a morning coffee in the fresh air. The beauty of this home is the location of the property and the proximity of the village of Billingshurst and all it has to offer.



Billingshurst is a thriving large village in the heart of West Sussex and surrounded by some fine countryside with a main line station to London (Victoria approximately 65 minutes) and the South Coast. Highly sought after schools in the locality from infant to sixth form with the Junior School and then The Weald Community School. Leisure facilities with the Football Club, Cricket Club, tennis and bowls clubs, leisure centre with gym and swimming pool are all nearby. The centre, with its good range of shopping facilities including Sainsburys and Lidl, restaurants, pubs, library, post office, doctors' surgery, churches and bus services. The village provides good links with both Horsham and Gatwick International Airport. There is an abundance of history dating back to Roman times and many countryside walks on your doorstep.

Council Tax band: E

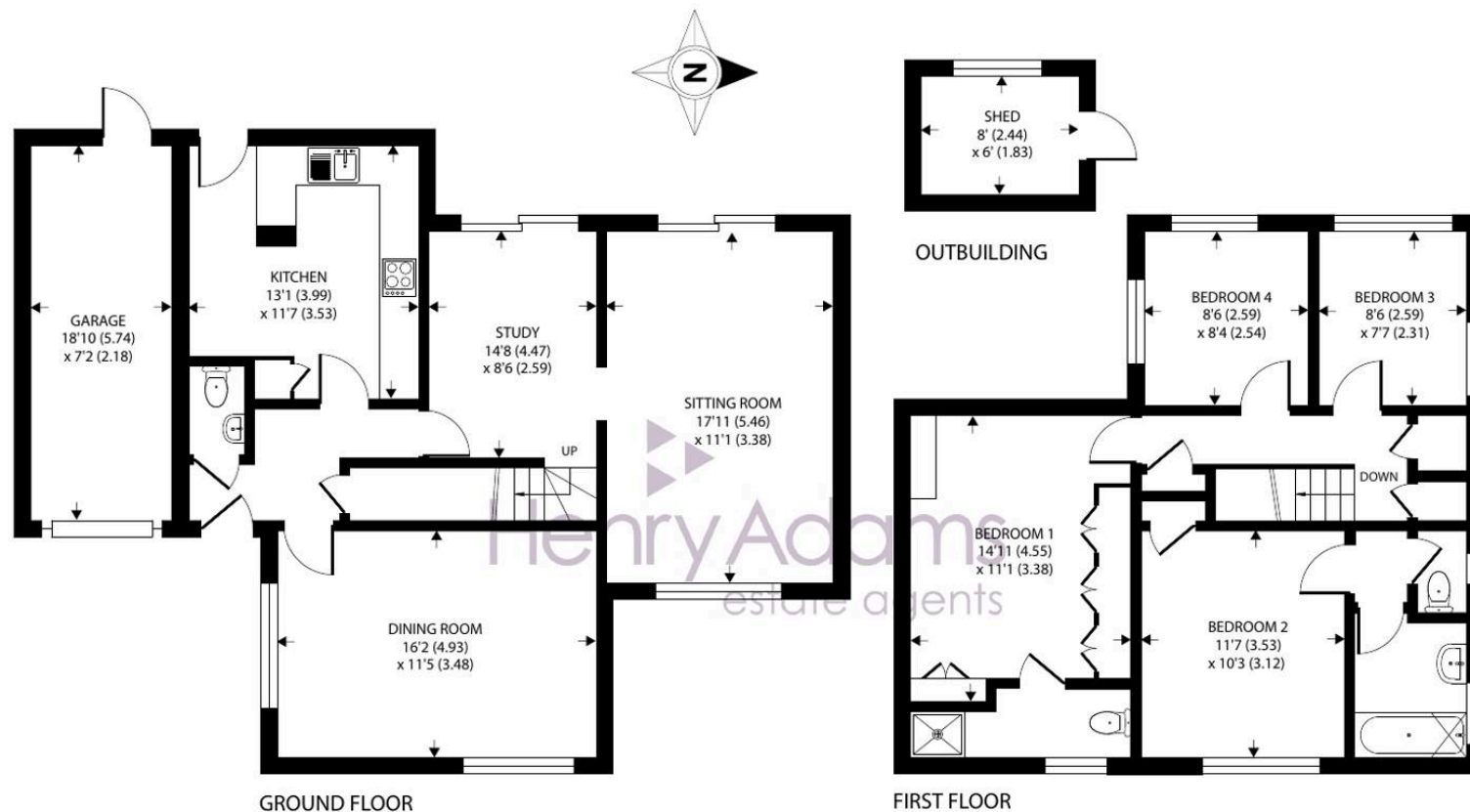
Tenure: Freehold

EPC Energy Efficiency Rating: C









Approximate Area = 1403 sq ft / 130.3 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1587 sq ft / 147.3 sq m

For identification only - Not to scale



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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