



47 Billingshurst Road, Broadbridge Heath, RH12 3LJ
£550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- 2 reception rooms with wood burners
- Superbly presented Edwardian semi detached house
- Driveway for 2 vehicles and electric vehicle charge point
- Scope to convert loft space
- Private 105' south facing garden
- Fully insulated 186 sq ft studio/office with lounge, kitchen and cloakroom
- Beautifully refitted bathroom
- Close to excellent schools, major transport links, Downs Link and shopping facilities

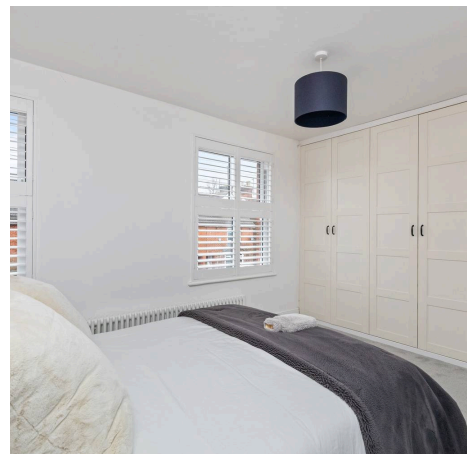
A fantastic 3 bedroom, 2 reception room Edwardian semi detached house with driveway for 2 vehicles, 105' south facing garden and 186 sq ft studio/office with cloakroom and power.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

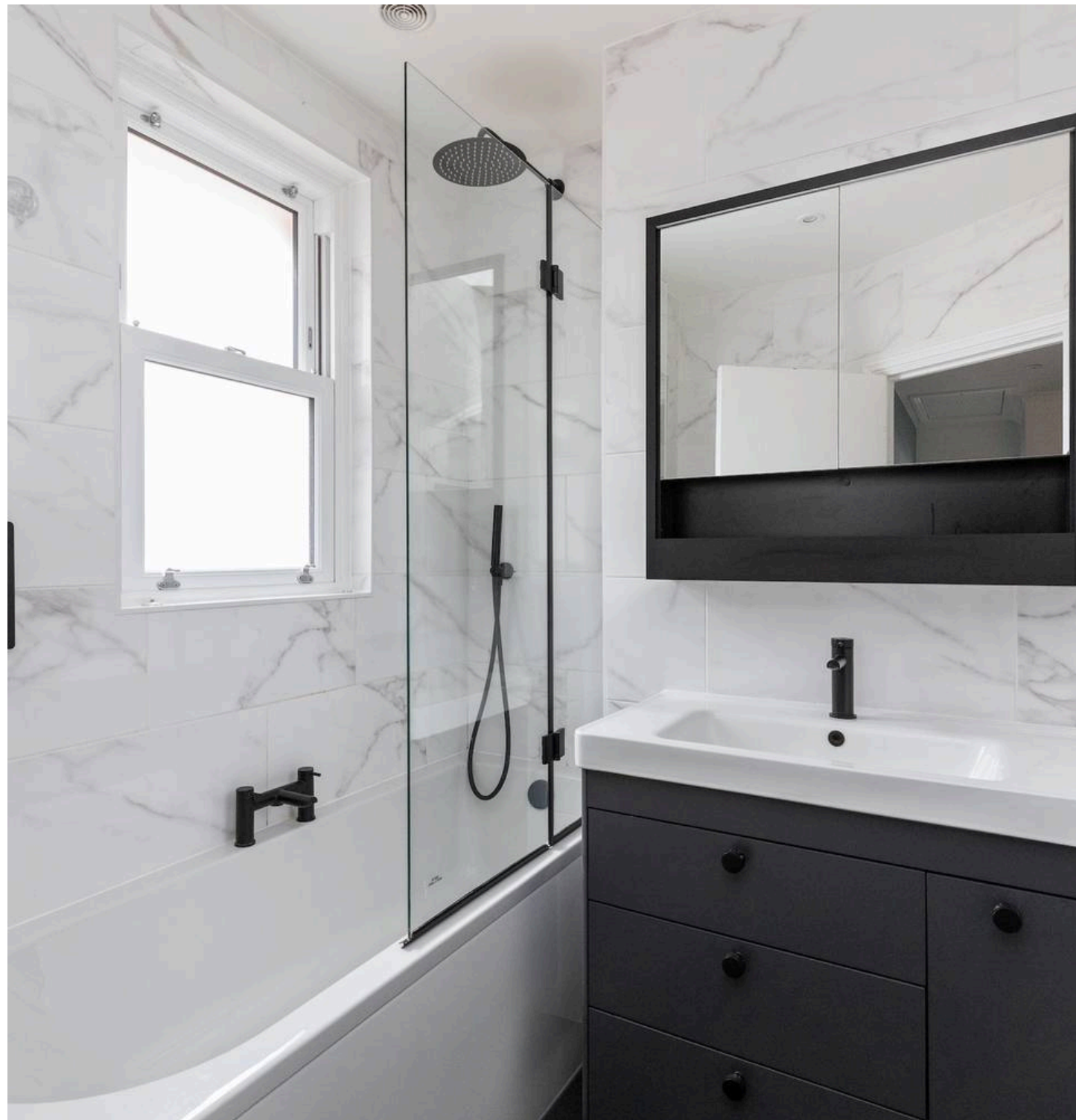
EPC Environmental Impact Rating:





A fantastic 3 bedroom, 2 reception room Edwardian semi detached house with driveway for 2 vehicles, 105' south facing garden and 186 sq ft studio/office with cloakroom and power. The accommodation comprises: entrance hallway with access into the bay fronted sitting room with bespoke cabinetry and wood burner. A separate dining room with under stairs storage and space for dryer, wood burner and French doors lead onto the garden. The kitchen/breakfast room is fitted with an attractive range of units, Oak work surfaces, bar that seats 2 and integrated appliances that includes gas hob, 2 ovens, extractor, dishwasher, washing machine, fridge/freezer and double doors onto the south facing garden. The cloakroom is accessed off the kitchen/breakfast room. On the first floor there is an opportunity to convert the loft, similar to neighbouring houses. The principal bedroom is equipped with a range of fitted wardrobes. There are 2 further good sized bedrooms (1 double & 1 single) and superbly remodelled family bathroom. Benefits include replacement double glazed sash windows, Upvc soffits and fascia's, composite front door, engineered wood flooring, new carpeting, re-decorated and gas fired central heating to radiators (Glow-worm boiler located in bedroom 3). A driveway with electric vehicle charge point provides parking for 2 vehicles. The 105' x 19' south facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is predominantly lawned with well stocked borders and substantial Indian sandstone patios and path. A fully insulated 186 sq ft studio with external power supply and Cat6 cabling provides a lounge, kitchen area and cloakroom and is ideal as an office, gym or children's den. There are a further 2 timber framed sheds with power which provide ample storage.

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.





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