



41 Billingshurst Road, Broadbridge Heath, RH12 3LJ

In Excess of **£500,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- 2 reception rooms with fireplaces
- Immaculately presented Edwardian semi detached house
- Fantastic kitchen/breakfast room with bi-folding doors onto the garden
- Driveway for 2 vehicles
- 106' south facing garden
- Potential to convert the loft
- Close to excellent schools, major transport links, shopping facilities and country walks

A beautifully presented and greatly improved 3 bedroom, 2 reception room semi detached Edwardian house with stunning kitchen with bi-folding doors, driveway for 2 vehicles and 108' south facing garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A beautifully presented and greatly improved 3 bedroom, 2 reception room semi detached Edwardian house with stunning kitchen with bi-folding doors, driveway for 2 vehicles and 108' south facing garden.

The property is situated on a popular residential road, within easy access of excellent schools, major transport links, shops and country walks.

The accommodation comprises: entrance hallway, bay fronted sitting room with fireplace and separate dining room with open fire. A door leads into the refitted cloakroom.

The kitchen/breakfast room has been re-modelled with an attractive range Shaker-style units, Quartz work surfaces, breakfast bar that seats 3 and bespoke pantry storage. The integrated appliances include 2 ovens, hob, extractor, dishwasher and fridge/freezer. A set of bi-folding doors lead onto the south facing garden.

On the first floor there is access into the loft which lends itself for conversion, similar to neighbouring properties.

There is a great sized bay fronted principal bedroom with fitted wardrobes and feature fireplace, 2 further double sized bedrooms and family bathroom.

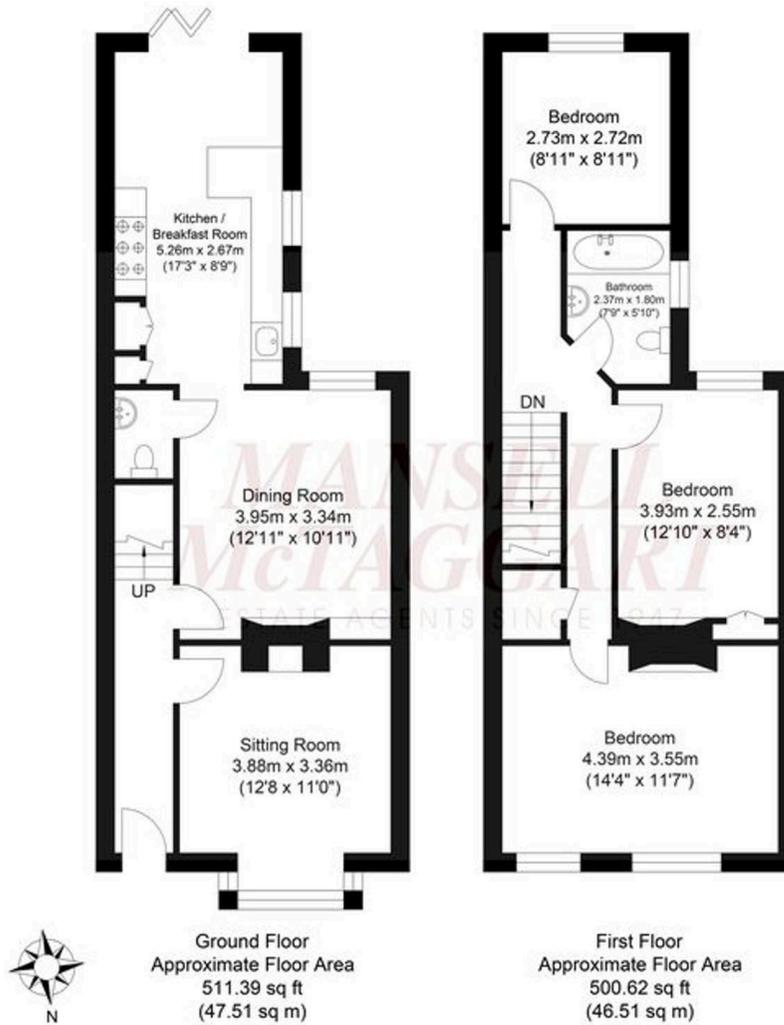
Benefits include double glazed windows, underfloor heating in the kitchen and gas fired central heating to radiators (boiler located in the kitchen/breakfast room).

A driveway provides parking for 2 vehicles and there is an option to add an EV charge point.

The 108' x 20' south facing garden offers a good degree of privacy and is predominantly lawned with borders, newly laid Sandstone patio, timber framed shed and side access.

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.





Approximate Gross Internal Area = 94.02 sq m / 1012.02 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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