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Sales.







Harding Lane, Broadbridge Heath, Horsham, RH12 3GS

Offers Over £575,000

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Residential sales, lettings, land and new homes.

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LOCATION
Situated within the highly regarded village of Broadbridge Heath, the property enjoys a convenient position close to a range of local amenities including a village shop, public house, leisure centre and highly regarded schools catering for all age groups. The village benefits from excellent transport links, with easy access to Horsham town centre, the A24, A23 and M23, making it ideal for commuters travelling to London, Gatwick Airport and the south coast. Horsham itself offers an extensive selection of shops, restaurants and leisure facilities, including the award-winning Horsham Park, The Capitol Theatre and mainline railway station with direct services to London Victoria.

PROPERTY
A spacious and versatile modern family home offering well-proportioned accommodation arranged over two floors and providing excellent potential for a purchaser to personalise and update to their own tastes and requirements.The ground floor provides generous living accommodation ideally suited to modern family life, centred around an impressive open plan kitchen and dining area creating an excellent social and entertaining space. The kitchen is fitted with a range of wall and base units together with ample worktop space and enjoys a pleasant outlook over the rear garden. Complementing this is a particularly useful utility room providing additional storage and appliance space, together with a walk-in larder cupboard offering excellent practicality for day-to-day family living.A separate sitting room provides a comfortable reception space, whilst the overall layout offers flexibility to suit a variety of buyer requirements. To the first floor, the principal bedroom is a standout feature of the home, benefiting from a dressing area with fitted wardrobes and a contemporary en-suite shower room. A further spacious double bedroom offers excellent proportions, whilst two additional bedrooms provide flexibility for growing families, guests or those requiring a home office. These rooms are served by a modern family bathroom fitted with a contemporary white suite. Large windows throughout allow an abundance of natural light to flood the accommodation, creating a bright and welcoming atmosphere. The property has clearly been well cared for by the current owners and offers an excellent opportunity to acquire a substantial family home within a highly sought-after location, with scope for cosmetic improvement and personalisation over time.

OUTSIDE & PARKING
Externally, the property benefits from private outdoor space providing an ideal setting for entertaining, relaxing or family enjoyment during the warmer months. The garden offers a manageable yet usable space, appealing to those seeking a balance between outdoor enjoyment and ease of maintenance.Parking arrangements are particularly convenient, with a private driveway located directly in front of the garage providing off-road parking for multiple vehicles. The garage itself offers secure parking, additional storage or potential workshop space depending on a purchaser's requirements. The property's position within this popular modern development creates an attractive setting whilst maintaining excellent accessibility for residents and visitors alike, making it an ideal choice for families and commuters seeking practicality alongside lifestyle convenience.













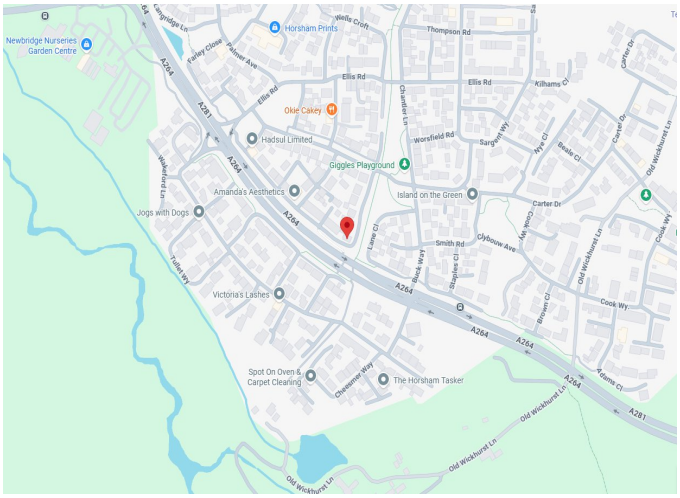


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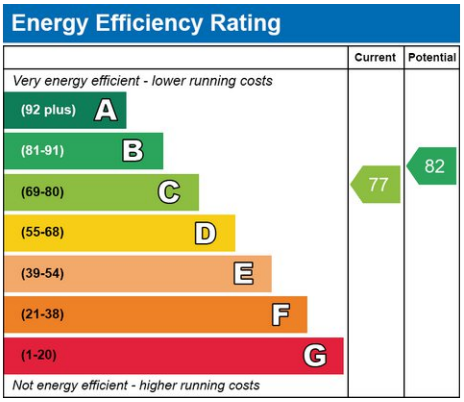
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Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.