



**Price**  
**£475,000**

**Freehold**

3x  2x  1x 

**Billingshurst Road,  
Broadbridge Heath,  
Horsham, West Sussex,  
RH12**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- A large Victorian home with loft conversion and rear extension
- Driveway parking for 2- 3 cars
- Modern and contemporary kitchen and dining area
- Good size sunny rear garden
- Walking distance to both Tanbridge House secondary and Shelley Junior schools

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 22'0 (6.71m) x 14'1 (4.30m) narrowing to 10'7 (3.23m)  
 Dining Area: 17'2 x 9'3 (5.24m x 2.82m)  
 Kitchen: 16'5 x 8'6 (5.01m x 2.59m)

### FIRST FLOOR

Landing  
 Bedroom 2: 12'0 x 9'8 up to fitted cupboard (3.66m x 2.95m)  
 Bedroom 3: 10'6 x 9'6 (3.20m x 2.90m)  
 Bathroom: 6'5 x 5'11 (1.96m x 1.80m)

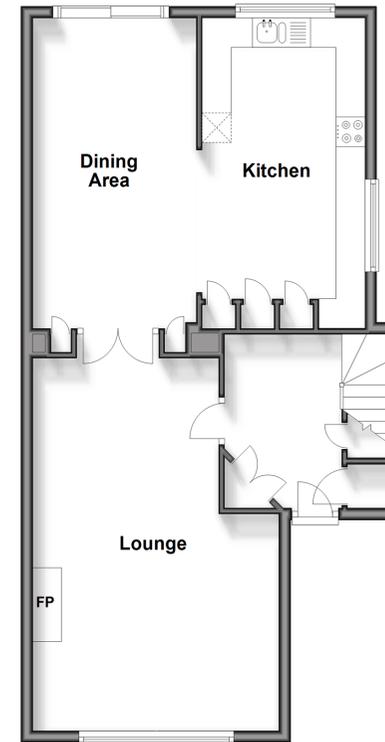
### SECOND FLOOR

Bedroom 1: 11'1 x 7'5 at widest point (3.38m x 2.26m)  
 En Suite Shower Room: 8'3 x 5'7 at widest point (2.52m x 1.70m)

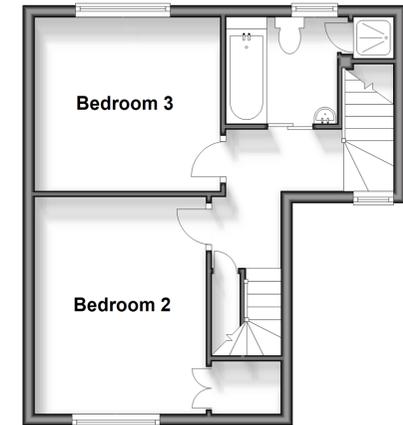
### OUTSIDE

Workshop/Outbuilding: 22'3 x 11'9 (6.79m x 3.58m)  
 Outbuilding: 19'9 x 5'10 (6.02m x 1.78m)  
 Front & Rear Garden  
 Off Road Parking

**Ground Floor**  
 Approx. 65.0 sq. metres (699.9 sq. feet)



**First Floor**  
 Approx. 33.9 sq. metres (364.7 sq. feet)



**Second Floor**  
 Approx. 21.8 sq. metres (234.4 sq. feet)



**Call Horsham - 01403 269268 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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