



Carter Drive, Broadbridge Heath, West Sussex, RH12 3GZ





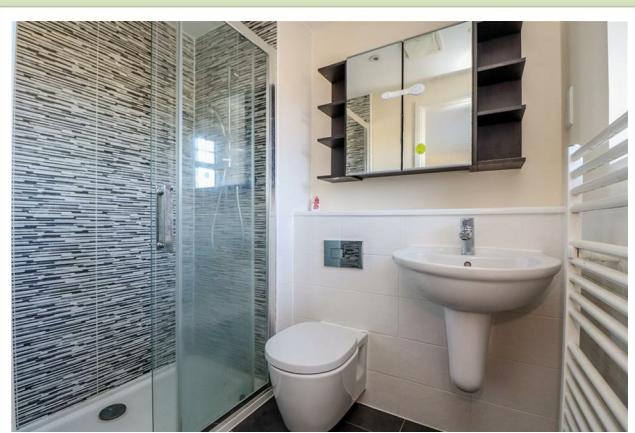
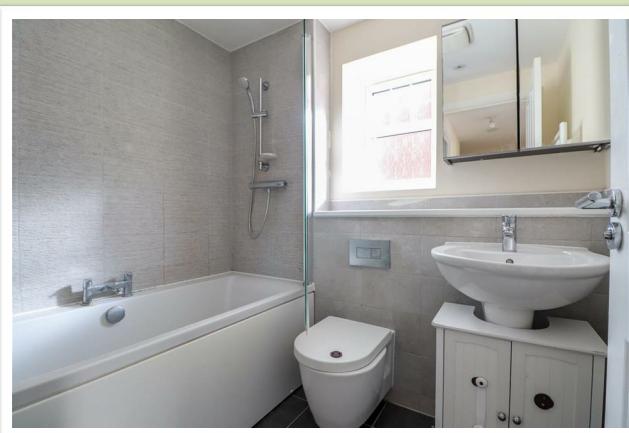
Located in the popular Wickhurst Green Development in Broadbridge Heath, this three bedroom semi-detached house is sold with no onward chain and offers the new owners scope to put their own stamp on décor.

Accessed by a block paved driveway providing off-road parking, the property also benefits from a detached single garage. A pathway leads to the front door with covered storm porch and into an entrance hall with guest cloakroom. The heart of this home is an open plan living/dining room and kitchen. Well-proportioned, the room provides ample space for both living and dining room furniture, with a large under stairs cupboard and attractive French doors leading out to the rear garden beyond.

The kitchen is a modern contemporary design featuring fully integrated appliances including fridge-freezer, dishwasher, oven and gas hob. There is a generous amount of base and wall storage units, and a large format tiled floor neatly dividing the kitchen space from the living area beyond.

From the hallway, stairs lead to the first floor landing. There are three bedrooms, two being double bedrooms, with the principal bedroom also benefitting from an en-suite shower room and fitted double wardrobe.

The garden offers a good degree of privacy, and is mostly laid to lawn but with a small patio to enjoy summer afternoons and alfresco dining with the south-westerly aspect.



Accommodation with approximate room sizes:

Max measurements shown unless otherwise stated.

**ENTRANCE HALL** 3'10" x 9'09" (1.17m x 2.97m)

**CLOAKROOM** 3'02" x 5'10" (0.97m x 1.78m)

**LIVING/DINING ROOM** 15'08" x 16'08" (4.78m x 5.08m)

**KITCHEN** 8'01" x 9'04" (2.46m x 2.84m)

#### **FIRST FLOOR**

#### **LANDING**

**BEDROOM ONE** 10'03" x 12'10" (3.12m x 3.91m)

**EN-SUITE SHOWER ROOM** 5'0" x 6'08" (1.52m x 2.03m)

**BEDROOM TWO** 8'11" x 10'04" (2.72m x 3.15m)

**BEDROOM THREE** 6'05" x 10'04" (1.96m x 3.15m)

**FAMILY BATHROOM** 5'06" x 6'10" (1.68m x 2.08m)

#### **OUTSIDE**

#### **FRONT GARDEN**

**DRIVEWAY PARKING AT THE SIDE**

**GARAGE** 9'05" x 19'08" (2.87m x 5.99m)

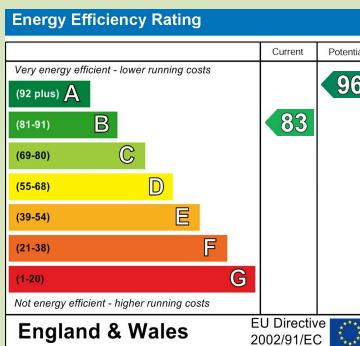
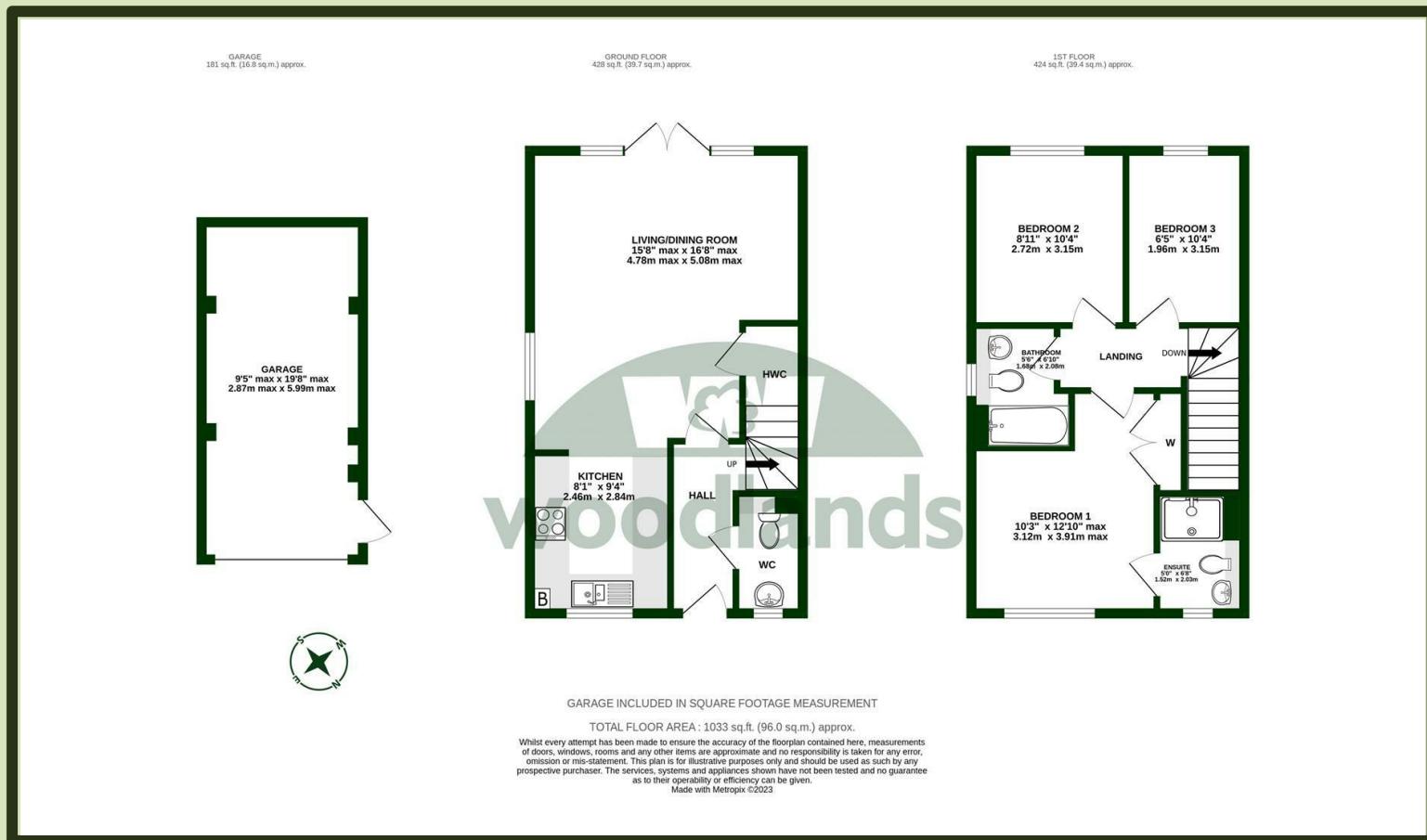
#### **REAR GARDEN**

**NO ONWARD CHAIN**

**AN ESTATE CHARGE MAY BE PAYABLE - TBC**



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## MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

**PLEASE NOTE:** This property will remain advertised as "available for sale", until contracts have exchanged. The property is sold as seen and may not be cleared further. Disposal of all will be the buyers' responsibility upon completion.

**LOCATION:** Wickhurst Green is a development with everything on its doorstep. You can enjoy village life with Broadbridge Heath and Slinfold within close proximity, the historic town of Horsham is approximately 1 mile from the development. Broadbridge Heath itself offers Newbridge Garden Centre, post office, supermarket, hairdressers, pub and primary school. A large Tesco is nearby and there is a bus service taking you into Horsham.

Leisure facilities locally are excellent, Broadbridge Heath has a sports centre which has a full sized athletics arena, in the other direction is Slinfold Country Club including a health suite and spa along with a Golf course. There are a number of highly regarded state and private schools in the area, train services to London are accessed via Christ's Hospital and Horsham, which are less than 3 miles away.

**DIRECTIONS:** From Horsham Town centre proceed in an easterly direction along Guildford Road (A281) and at the flyover roundabout take the first exit, following the signs to Guildford. At the roundabout turn right and at the next roundabout go straight across. Get in the right hand lane. Proceed through the first set of lights. At the second set, turn right into Buck Way. Take the second right into Pelling Way and then first right into Carter Drive.

## COUNCIL TAX: Band D.

EPC Rating: B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested and will not be tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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