



**Singleton Road,  
Broadbridge Heath, RH12 3NP**

**Asking Price  
£425,000**

---

**01403 272022**  
[brocktaylor.co.uk](http://brocktaylor.co.uk)

**Residential sales, lettings,  
land and new homes.**

# Singleton Road, Broadbridge Heath, RH12 3NP



## LOCATION

Situated in a popular residential area of Broadbridge Heath, Singleton Road offers convenient access to a wide range of local amenities, well-regarded schools and excellent transport links. Horsham town centre is within easy reach, providing an array of shops, restaurants, cafés and leisure facilities, along with a mainline station offering direct services to London. The area is particularly appealing for families and commuters alike, with nearby green spaces, parks and countryside walks adding to its charm. With a strong community feel and practical day-to-day convenience, this location continues to be highly sought after.

## PROPERTY

Tenure: Freehold

This well-proportioned three bedroom home presents an excellent opportunity for buyers looking to modernise and create a space tailored to their own style. Offering generous accommodation throughout, the property provides a solid foundation for improvement while already benefiting from a practical and versatile layout.

The ground floor features a spacious living area with good natural light, alongside a separate kitchen with scope to reconfigure or extend (subject to the necessary permissions), making it ideal for those looking to create open-plan living. There is also potential to enhance the flow of the ground floor to better suit modern family life.

Upstairs, the property offers three well-sized bedrooms, providing flexibility for growing families, guest accommodation or home working. The existing bathroom facilities are functional but present an opportunity for updating to suit contemporary tastes.

Overall, this is a property with genuine potential, perfect for buyers wanting to put their own stamp on a home. With the right vision, it could be transformed into a stylish and comfortable long-term residence.

## OUTSIDE & PARKING

Externally, the property benefits from a private garden, offering a great space for outdoor entertaining, gardening or family use. The garden provides scope for landscaping or further enhancement to maximise its potential. A key advantage is the inclusion of a garage, ideal for secure parking, storage or even conversion (subject to permissions). Additional off-road parking further adds to the practicality of the home. Overall, the outside space complements the internal potential, making this a well-rounded opportunity for buyers seeking both space and future value.





**Buses**

6 minute walk



**Shops**

One Stop  
12 minute walk



**Trains**

Horsham – 2.8 miles  
Warnham – 3.7 miles



**Airport**

Gatwick  
14.7 miles



**Roads**

M23  
9.4 miles



**Sport & Leisures**

The Bridge Leisure Centre  
15 minute walk



**Rental Income**

£tbc pcm



**Schools**

Shelley Primary  
Tanbridge House



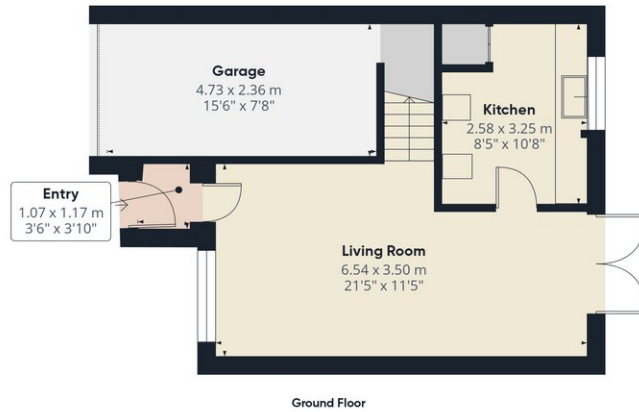
**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

Band D



Approximate total area<sup>m</sup>  
76.8 m<sup>2</sup>  
828 ft<sup>2</sup>

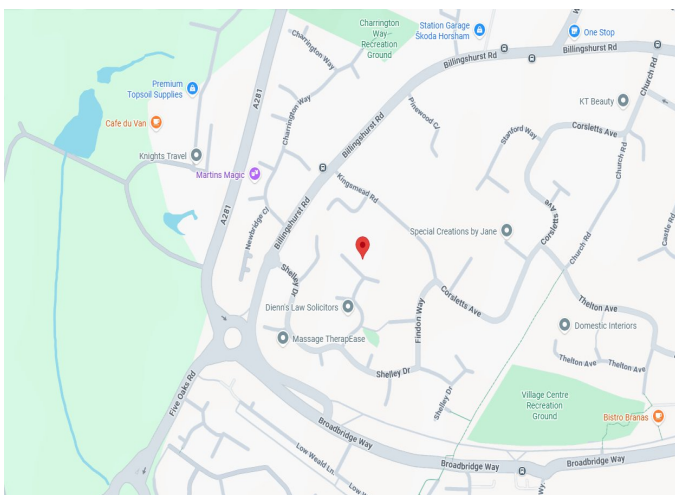
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Map Location**



**EPC Rating**

| Energy Efficiency Rating                           |          | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |         |           |
| (92 plus)  | <b>A</b> |         |           |
| (81-91)  | <b>B</b> |         |           |
| (69-80)  | <b>C</b> | 76      | 83        |
| (55-68)  | <b>D</b> |         |           |
| (39-54)  | <b>E</b> |         |           |
| (21-38)  | <b>F</b> |         |           |
| (1-20)   | <b>G</b> |         |           |
| <i>Not energy efficient - higher running costs</i> |          |         |           |

**Viewing arrangements by appointment through Brock Taylor**

01403 272022  
horshamsales@brocktaylor.co.uk

