



36 Carter Drive

Broadbridge Heath, Horsham, West Sussex, RH12 3GZ

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An beautifully presented three-bedroom modern home, with driveway parking for two vehicles and a west-facing rear garden. Conveniently located close to local shops and within a short drive of Horsham town and mainline railway station.

- THREE BEDROOMS
- TWO BATHROOMS
- REMAINDER OF NHBC WARRANTY
- SUMMER HOUSE
- DRIVEWAY PARKING
- CONVENIENT LOCATION

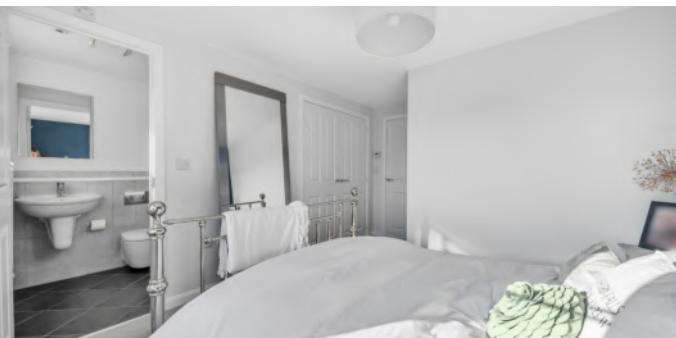


This modern home set on a popular development offers versatile accommodation with the remaining NHBC warranty and driveway parking.

The welcoming hallway provides access to the downstairs cloakroom, stairwell to the first floor, and the sitting/dining room.

The bright and spacious sitting/dining has plenty of natural light, under stairs storage and leads into the modern kitchen. The kitchen has been fitted with sleek gloss units with chrome-effect handles, contrasting grey worktops and finished with under-unit lighting. Appliances include split-level electric oven, four-ring gas hob with extractor over and integrated dishwasher, fridge/freezer and washer/dryer.

The winding stairwell leads to the first-floor landing with access to all three bedrooms and family bathroom. Bedroom one has built-in wardrobes and a modern en-suite shower room, fitted with a white suite including a freestanding shower cubicle. Bedroom two offers a flexible layout. The family bathroom has been fitted with a white suite comprising panelled bath with shower and wall-hung basin & w.c., and finished with white wall tiles with contrasting grey tile flooring.

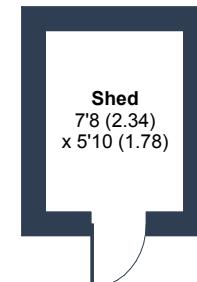
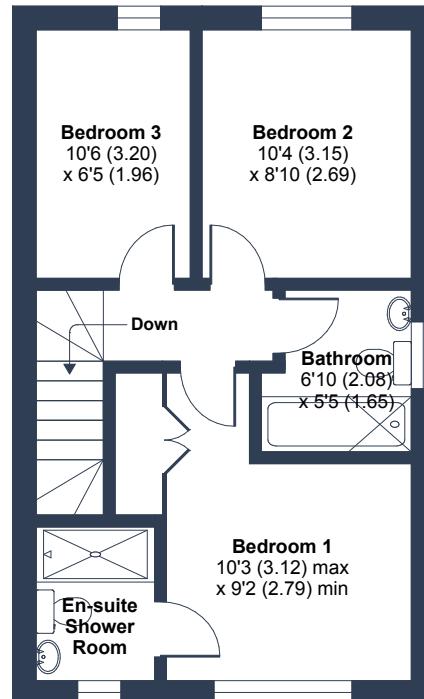
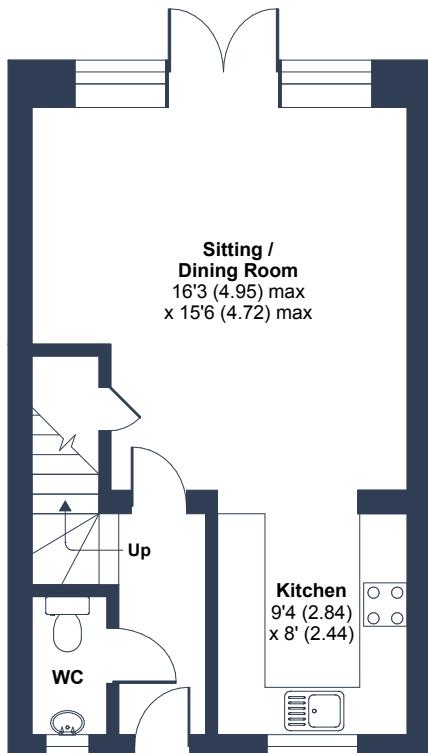


OUTSIDE

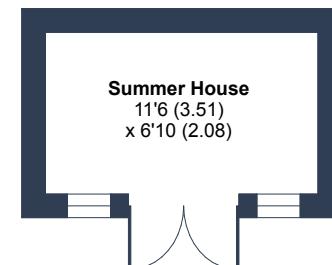
The property is approached via a paved driveway, with parking for up to two vehicles, and a paved pedestrian pathway leading to the covered front door. A side gate leads to the landscaped rear garden with raised flower beds, artificial lawn area, 11.6 x 6.10ft summer house, shed and raised patio area, ideal for alfresco dining.

Broadbridge Heath is a thriving village and civil parish, in the Horsham district of West Sussex, England. It is approximately two miles west from the historic town centre of Horsham. The village has a choice of grocery store/supermarkets, retail park, pub, Veterinary clinic, The Bridge Sports and Leisure centre, Anglican Church and Primary school. Horsham Town offers a variety of shops, restaurants, cafes, supermarkets, and a mainline railway station.





OUTBUILDING 2



OUTBUILDING 1



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Approximate Area = 854 sq ft / 79.3 sq m

Outbuildings = 122 sq ft / 11.3 sq m

Total = 976 sq ft / 90.6 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property. Council Tax Band D. EPC - B. Agents Note: An annual service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk