



**Edwards Close,
Broadbridge Heath, RH12 3PL**

**Asking Price Of
£465,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Edwards Close, Broadbridge Heath, RH12 3PL



1



3



2

LOCATION

This modern family home is set around halfway down a quiet cul de sac that benefits from no 'through traffic' and is on the outskirts of the popular village of Broadbridge Heath.

The village is perfectly positioned for local amenities such as The Shelley Arms, a convenience store, hairdressing salon, Shelley Primary School, Tanbridge House School and Tesco Extra.

Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax, in the centre of Horsham, for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote.

You are spoilt for choice for leisure activities as there is a leisure centre both in the village and in Horsham itself with the Capitol cinema, theatre and Horsham Park all being close by.

There are some beautiful walks and cycle rides in the immediate countryside, while further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The front door of this well-designed family home opens into a generous hall, which is a perfect place to remove coats and shoes before entering and allowing access to the WC. The stylish kitchen diner is fitted to a high specification, is a great size and has a large window that floods the room with natural light. It is an ideal area for entertaining and is fitted with a contemporary range of floor and wall mounted units which house a selection of integrated appliances. A real feature of this property is the beautiful living room, which has double doors that spill out to the rear garden and offers flexibility when it comes to furniture arrangement due to the impressive size.

To the first floor is a modern family bathroom and three generous bedrooms, with the largest boasting built in wardrobes and an en suite.

OUTSIDE

Stepping from the double doors in the living room into the rear garden, you find yourself on a spacious paved patio, ideal for barbecues in the summer months. This leads on to an area of lawn, which is perfect for children to play or for a keen gardener to make the most of. At the bottom of the garden is a shed, which offers additional storage. There is also parking for 2 cars directly outside the property with additional visitor parking in the close.





Buses

4 minute walk



Shops

Tesco Extra
0.7 miles



Trains

Horsham
3.4 miles



Airport

Gatwick
14.8 miles



Roads

M23
10 miles



Sport & Leisure

The Bridge
0.7 miles



Rental Income

£1,700 pcm



Schools

Shelley Primary
Tanbridge House School



Broadband

Up to 500 Mbps

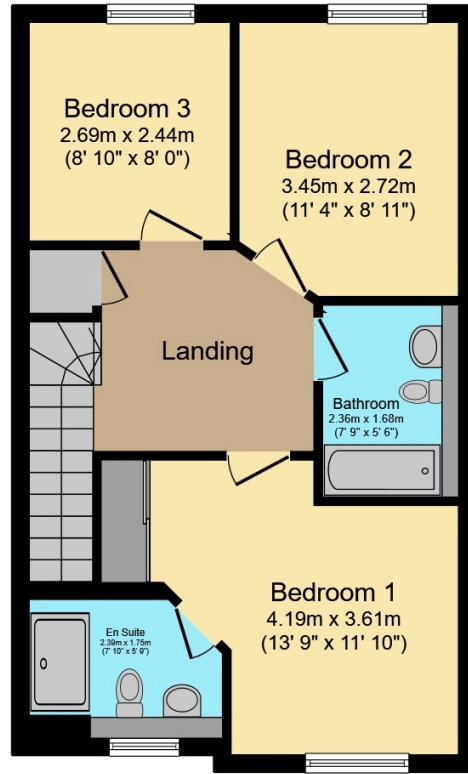


Council Tax

Band D

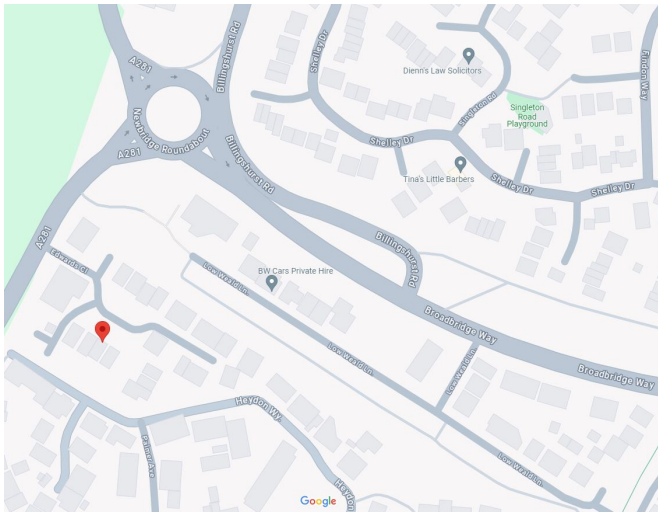


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,019 sq ft / 95 sq m

EPC Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 not 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.

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