



**Stanford Way  
Broadbridge Heath, RH12 3LH**

**£325,000**

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

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

## Stanford Way, Broadbridge Heath, RH12 3LH



### LOCATION

This home sits in the popular village of Broadbridge Heath, which lies to the West of Horsham, and is highly sought after due to the near perfect balance of convenience and its close proximity to a host of facilities set within the village that include The Shelley Arms Pub, a convenience store and the large Tesco Extra together with Shelley primary school. In addition the highly respected Tanbridge House senior school is only one mile away. For commuters the main line station at Horsham (direct service to London Victoria) is a short drive or cycle ride away and the property offers good road access to Guildford (via the A281), the South Coast via the A24 or A23 and the M23 and Gatwick Airport. Horsham 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, or head to East Street, or 'Eat Street' as it is known locally, which 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 when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema.

### PROPERTY

Tenure: Freehold

Located in a sought-after area with convenient access to local amenities, this end of terrace property is ideal for families looking to create their dream home. With three bedrooms, including a main bedroom, a double bedroom, and a single bedroom, there is ample space for everyone. The property boasts a garage, providing secure parking and additional storage space. In need of modernisation, this property presents an excellent opportunity for buyers to put their own stamp on it and create a bespoke living space tailored to their preferences. The property features a large living room, offering a cosy space to relax and entertain guests. The bathroom and separate W/C can also be found upstairs. The kitchen, awaiting a personal touch, provides a blank canvas for buyers to design a functional and stylish home. Don't miss out on the chance to transform this property into a stunning family home in a desirable location. Contact us today to arrange a viewing.

### OUTSIDE

The rear garden is a good size and is mostly laid to lawn. There is also a gate at the bottom of the garden providing rear access. A garage can also be found en-bloc.





**Buses**

6 minute walk



**Shops**

One Stop  
7 minute walk



**Trains**

Horsham – 2.4 miles  
Littlehaven – 3.7 miles



**Airport**

Gatwick  
16.2 miles



**Roads**

M23  
9.2 miles



**Sport & Leisure**

The Bridge Leisure Centre  
0.7 miles



**Rental Income**

£tbc



**Schools**

Shelley Primary  
Tanbridge House



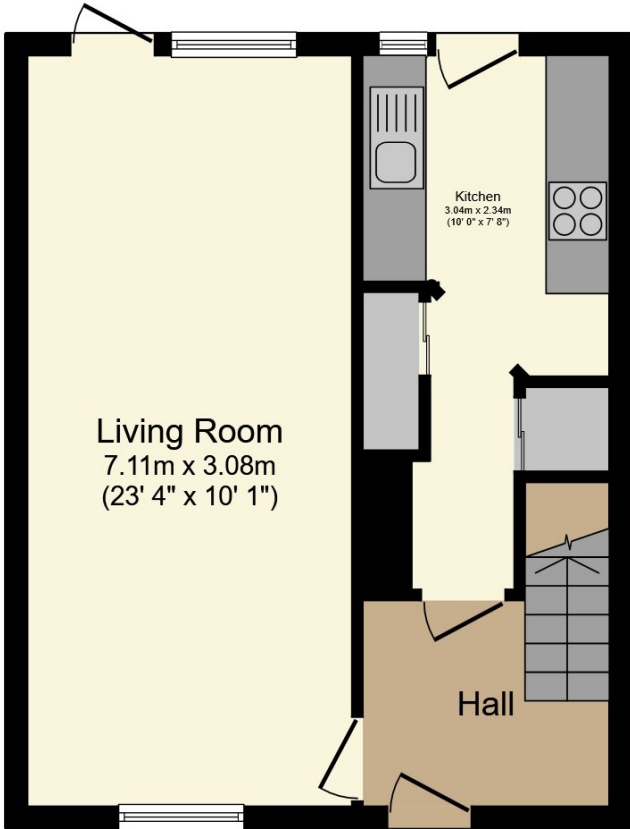
**Broadband**

Up to 500 Mbps

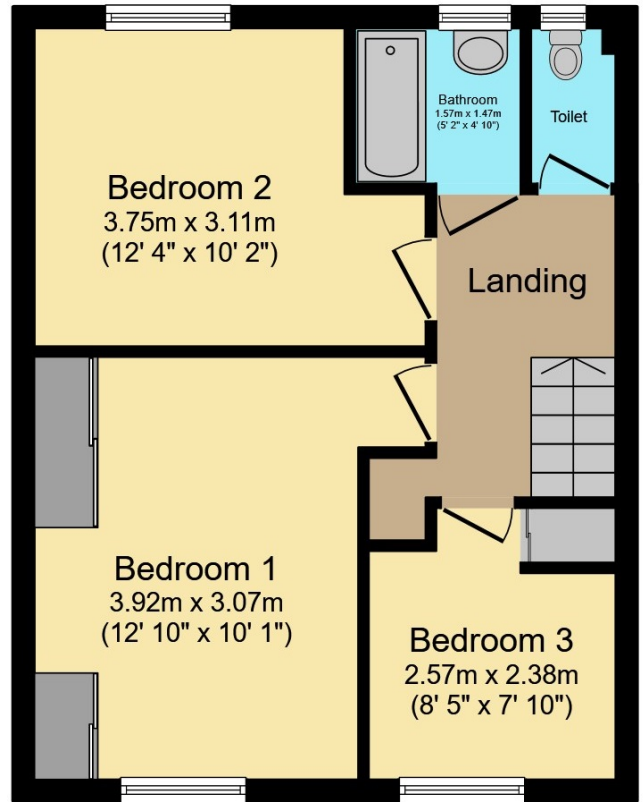


**Council Tax**

Band C

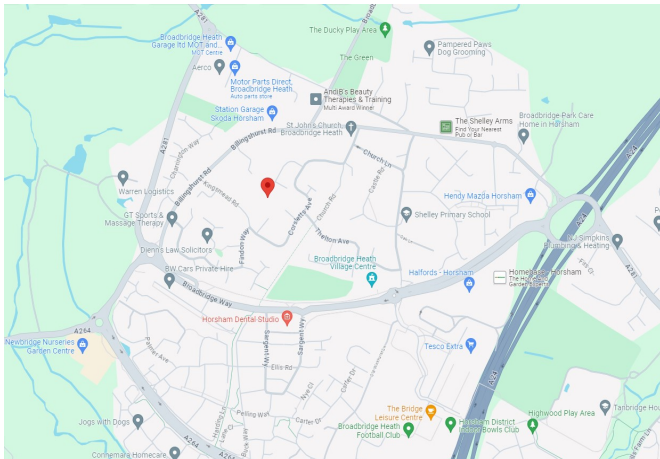


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**

**844 sq ft / 78 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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horshamsales@brocktaylor.co.uk



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

