



**Tullett Way  
Broadbridge Heath, RH12 3UD**

**£735,000**

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

**Tullett Way,  
Broadbridge Heath, RH12 3UD**



**LOCATION**

The house is set just off Churchill Way, within the outskirts of the popular Wickhurst Green development, in Broadbridge Heath, set to the West of Horsham. The house is well-located for access to local shopping facilities including the Tesco Extra at Broadbridge Heath, for all your day-to-day shopping needs. Tanbridge House School is just over a mile from the house, with both Slinfold & Broadbridge Heath primary schools also within close proximity. The busy town of Horsham is less than 3 miles away, with its extensive range of eating and shopping facilities, that includes both independent retailers and major High Street brands, including John Lewis & Oliver Bonas. The town also offers an Everyman Cinema & The Capitol Theatre, as well as the picturesque Horsham park. Horsham's main line station is also set in the town centre, with its direct service to London Victoria in around 50 minutes.

**ACCOMMODATION**

Tenure: Freehold

The property was originally designed as a 4-bedroom detached house, but was adapted by the current vendors, to create a superb main bedroom suite, extending to over 7m (23') with fitted wardrobes and an en suite, although as the room retained both doors, so could easily be reinstated to a 4 bedroom house. The first floor also offers a spacious galleried

landing, two further bedrooms and a large, well-equipped family bathroom. In addition, there is a spacious loft (with two windows) that offers good potential for conversion too. The ground floor features a generous entrance hall, with a luxuriously appointed kitchen, with contemporary fitted units, integrated appliances, extensive Quartz work surfaces and a large dining area. There is also a well-proportioned living room, with French doors to the garden, with a generous study approached through double doors. The house also offers a spacious utility room and a downstairs cloakroom.

**OUTSIDE**

The property is set on a corner plot, with a front garden that wraps round the house, with an area of faux grass enclosed by mature hedging. To the side there is a double width driveway, that leads to an attached double width garage, with electrically operated doors, a door to the garden, power, lighting and rubberised interlocking floor tiles. To the rear of the property there is a full width raised composite decking platform, with inset lighting and ample space for an array of outdoor sofas or chairs and tables. With the sunny, South Western aspect this makes an ideal area for Al fresco dining. Steps lead down to an area of lawn, a planted bed inset with mature shrubs that enhance the privacy. There is also an attractive water feature, with the garden enclosed by both fencing and brick built wall, with gated side access.





**Buses**

4 minute walk



**Shops**

Tesco Extra  
1.2 miles



**Trains**

Horsham – 3 miles  
Littlehaven – 4.1 miles



**Airport**

Gatwick  
16.8 miles



**Roads**

M23  
9 miles



**Sport & Leisure**

The Bridge Leisure Centre  
15 minute walk



**Rental Income**

£tbc



**Schools**

Shelley Primary  
Slinfold CofE Primary  
Tanbridge House



**Broadband**

Up to 500 Mbps

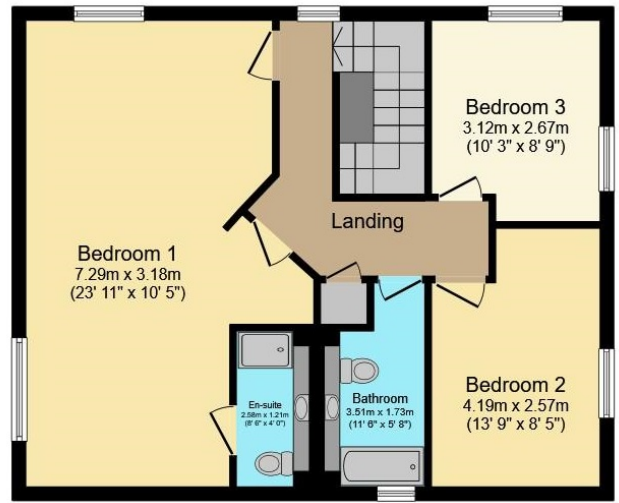


**Council Tax**

Band G

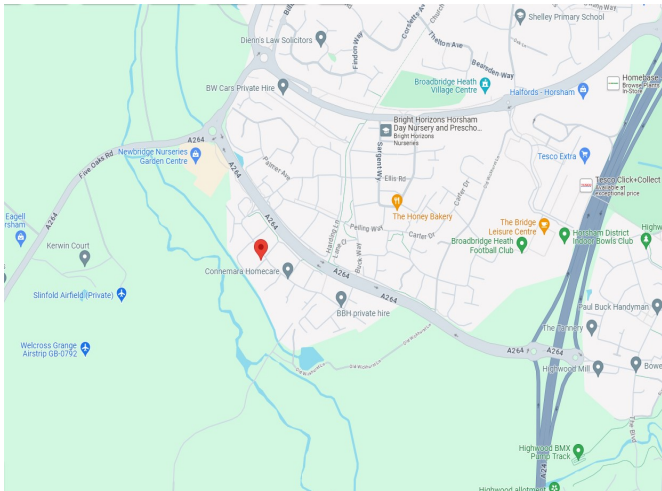


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,812 sq ft / 168 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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