



**Ellis Road
Broadbridge Heath, RH12 3GR**

**Asking Price Of
£535,000**

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

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LOCATION

The property is set within the highly sought after Wickhurst Green development, to the West of Horsham and offering easy access to Horsham town Centre, the South Coast, Gatwick Airport and beyond. Horsham town centre boasts an excellent range of leisure and shopping facilities, with an extensive range of both independent shops and major High Street retailers, including John Lewis & Oliver Bonas. The town centre also features both an Everyman Cinema, The Capitol Theatre and an extensive range of bars, pubs, restaurants and coffee shops. The village of Broadbridge Heath boasts a Tesco Extra Supermarket, within a short walk of the property, in addition to a Co-Op convenience store. Tanbridge House Senior School, that has just been rated as outstanding, is also within easy access of the property, in addition to Shelley Primary School.

ACCOMMODATION

Tenure: Freehold

The property offers generous accommodation, arranged across three floors, with a good-sized entrance hall, with downstairs cloakroom, that leads to the spacious living room with attractive French doors leading into the South facing garden. In addition, there is a well-equipped kitchen that has

an extensive range of fitted units, ample work surfaces and a full range of integrated appliances. On the first floor there are two large double bedrooms, the main bedroom set to the front of the property, with both bedrooms featuring en suites. The top floor boasts two further double bedrooms and a modern white bathroom suite, with the whole house benefiting from double glazing and gas central heating.

OUTSIDE

To the front of the property there is an inset flower bed, a paved walkway, metal railings and an external light. To the rear there is a secluded South facing garden, with an attractive cobble style patio, that leads to an area of faux grass, to provide perfect year round lawn! The patio provides ample space for a large table and chairs or outdoor sofa and barbecue, or pizza oven. To the sides are well stocked flower beds with mature shrubs and attractive sleepers providing edging. At the end of the garden there is a personal access door to the garage, with power, lighting, overhead storage and an up & over door, that leads to as private driveway and an adjacent gate to the garden.





Buses

5 minute walk



Shops

Co-op Food
5 minute walk



Trains

Horsham – 2.6 miles
Christ’s Hospital – 3.2 miles



Airport

Gatwick
16.8 miles



Roads

M23
9.6 miles



Sport & Leisure

The Bridge Leisure Centre
13 minute walk



Rental Income

£tbc



Schools

Shelley Primary
Tanbridge House



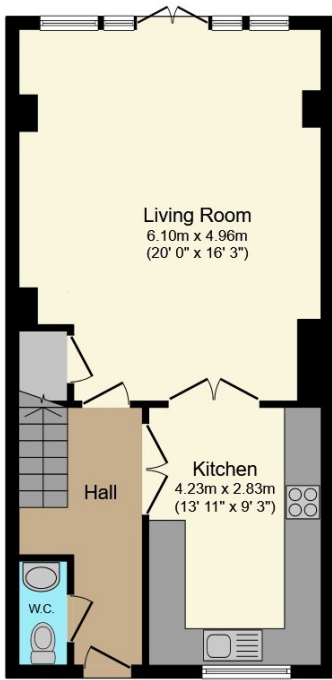
Fibre Broadband

Up to 920 Mbps

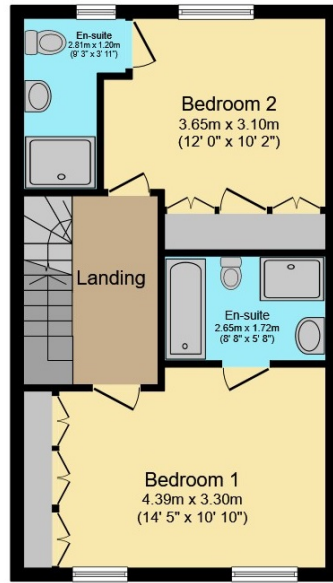


Council Tax

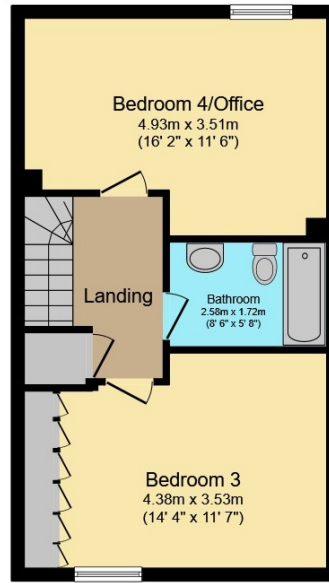
Band E



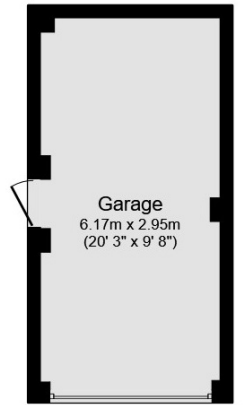
Ground Floor



First Floor

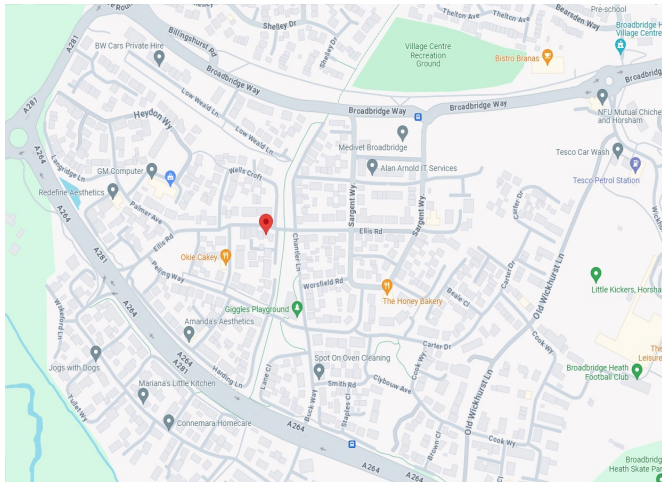


Second Floor



Garage

Map Location



Total Approximate Floor Area
1,714 sq ft / 159.2 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(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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