



**Pelling Way
Broadbridge Heath, RH12 3GW**

£725,000

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

Pelling Way, Broadbridge Heath, RH12 3GW



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LOCATION

Wickhurst Green is a popular development within 2 miles of Horsham town centre. Tesco Extra is walking distance from the property (approximately 8 minutes walk) as well as a Leisure Centre, The Bridge. 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. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. 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

On the market is this stunning, detached property, presented for sale in immaculate condition. A perfect family home, this residence boasts a wealth of unique features and modern amenities that will surely impress. Upon entry, one is greeted by a large entrance hallway that sets the tone for the rest of the property. The house benefits from a spacious sunroom, air conditioning, a downstairs WC and a study. The property offers a commodious reception room, complete with a double aspect and a bay window that provides a picturesque view of the garden. The reception room is directly connected to the sunroom, allowing for a seamless living space. The home boasts a stunning, modern kitchen, complete with a large centre island and breakfast bar. The kitchen is fitted with modern appliances,

including a 5-ring hob, and features a utility room. The bay window in the kitchen adds an extra touch of elegance and provides ample natural light, making this space a delightful area for cooking and dining. There are four double bedrooms in this residence, each with built-in wardrobes. The main bedroom is particularly impressive, being a large, double aspect room with an en-suite bathroom. The second and third bedrooms are also spacious rooms that benefit from natural light. Two large bathrooms service the property, one being a family bathroom with both a bath and shower cubicle, and the other an en-suite to the main bedroom. Both bathrooms feature a window, allowing for natural light and ventilation.

OUTSIDE

The outside of the property has beautiful kerb appeal and a detached garage located at the back. The large driveway leads to the garage door, with a rear gate providing access to the south-facing garden. The garden is mostly laid to lawn with a patio area for furniture, and a shed in the corner. One side of the garden is walled, adding an extra sense of privacy.

In terms of location, the property is conveniently situated near local amenities and is ideal for families seeking a modern and spacious home.

In summary, this immaculate, detached property offers a multitude of unique features, modern amenities and a prime location. It is a perfect family home ready for new owners to enjoy.





Buses

4 minute walk



Shops

Tesco Extra
0.8 miles



Trains

Horsham – 2.6 miles
Littlehaven – 4.1 miles



Airport

Gatwick
13.6 miles



Roads

M23
8.8 miles



Sport & Leisure

The Bridge Leisure Centre
0.9 miles



Rental Income

£2,750 pcm



Schools

Shelley Primary
Tanbridge House



Fibre Broadband

Up to 920 Mbps

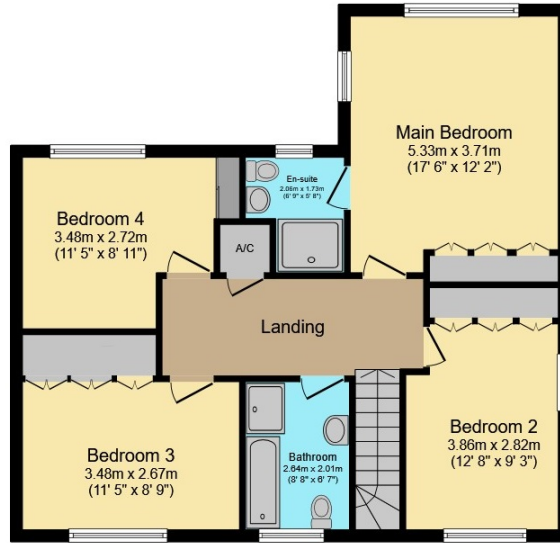


Council Tax

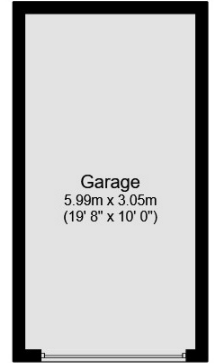
Band G



Ground Floor



First Floor



Garage

Map Location



Total Approximate Floor Area
1,936 sq ft / 179.8 sq m

EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	78	
(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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