



**Sullington Mead
Broadbridge Heath, RH12 3NN**

£400,000

**01403 272022
brocktaylor.co.uk**

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

THE LOCATION

The property is set at the end of a cul-de-sac, within the popular village of Broadbridge Heath and faces out onto a small green. The village offers a range of facilities, with a local convenience store, within a short walk of the house, in addition to The Shelley Arms pub and Shelley Primary School. There is also a large Tesco Extra and The Bridge sports & leisure centre. The popular Tanbridge House senior school is also within close proximity of the house. Horsham's thriving town centre is a short distance away and offers an extensive range of shopping facilities, an Everyman Cinema, The Capitol Theatre and Horsham main line station, with its direct service to London Victoria.

ACCOMMODATION SUMMARY

Tenure: Freehold

The house offers good-size accommodation with potential to extend (STPP). The ground floor features an entrance hall, with the stairs and a door to the spacious living room, with two double glazed windows and feature open fireplace. There is also a large fitted kitchen/diner with a good range of fitted floor and wall mounted units, extensive work surfaces, integrated hob and oven, ample space for a large table and chairs and attractive views over the large rear

garden. The first floor features three bedrooms, a refitted contemporary shower room and a spacious landing.

PARKING & GARDENS

The property offers attractive outdoor space, with an appealing rear garden. To the front there is a well-tended flower bed, with mature shrubs and gated side access. To the rear of the house there is an extensive South facing garden, with a large paved patio that leads to an expanse of lawn, with mature flower and shrub borders flanking both sides. At the end of the garden there is a private paved patio area, enclosed by a high brick wall two sides and a BRICK BUILT OUTBUILDING, currently divided into two sections, but could be opened up into one large building, with power and light, that could be used as an office, home gym or for storage. The whole garden enjoys a high level of seclusion with fencing to one side and a brick wall to one side and the rear.





Buses

2 minute walk



Shops

One Stop
6 minute walk



Trains

Horsham – 2.5 miles
Warnham – 3.4 miles



Airport

Gatwick
16.2 miles



Roads

M23
9.1 miles



Sport & Leisure

The Bridge Leisure Centre
12 minute walk



Rental Income

£1,650 pcm



Schools

Shelley Primary
Tanbridge House



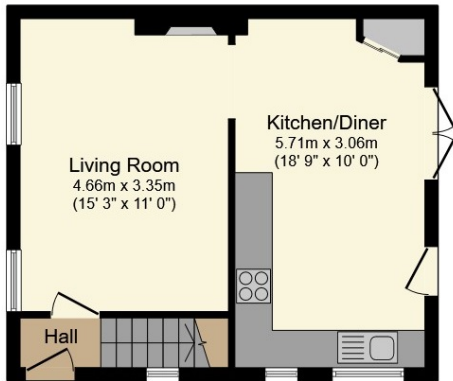
Broadband

Up to 94 Mbps

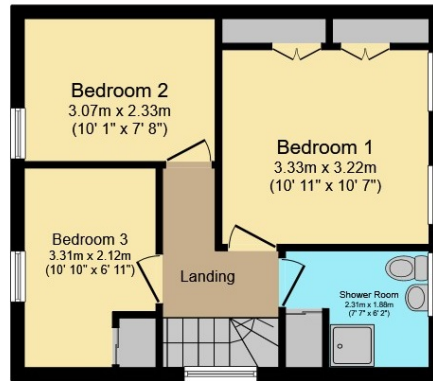


Council Tax

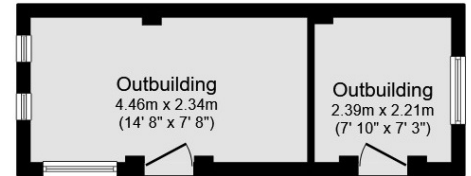
Band C



Ground Floor

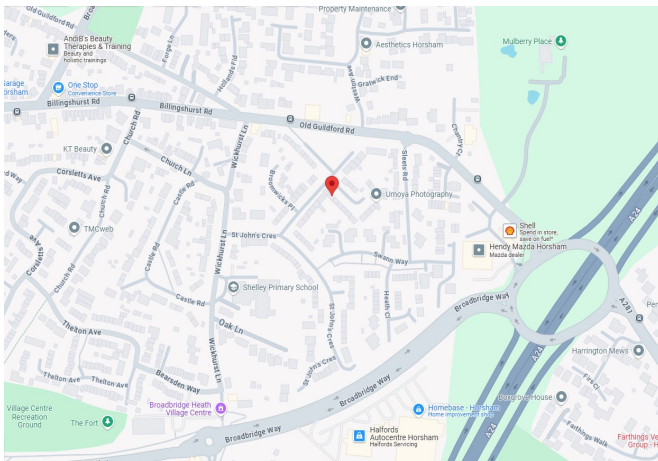


First Floor



Outbuilding

Map Location



Total Approximate Floor Area

956 sq ft / 89 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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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