



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

**Offers Over
£705,000**

**01403 272022
brocktaylor.co.uk**

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

Pelling Way, Broadbridge Heath, RH12 3GW



3



4



2

LOCATION

Wickhurst Green is a popular development within 2 miles of Horsham town centre. 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 ranging from Pizza Express to Smith & Western. 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

The front door opens into a large hall, with stairs rising up to the first floor and doors opening to all ground floor rooms including the WC and convenient study which offers the perfect space for anyone working from home. This spacious family home boasts a further two reception rooms, which provide superb flexibility. The kitchen / dining room, has double doors spilling out to the garden, that floods the room with natural light, while the living room measures over 16ft in length and is the perfect space to relax with the whole family. A particular feature of this lovely home is the 20'1 x 11'5 kitchen diner, which is fitted with a

stylish range of floor and wall mounted units, housing a range of integrated appliances and offers space for both a large dining table and sitting space if needed. Completing the ground floor accommodation is the utility room which has space for further appliances as well as a door out to the driveway for easy access direct from the car. To the first floor there is a large landing leading to all rooms on this floor. There is a large family bathroom with a separate shower and bath, and four double bedrooms. The master bedroom measures 13'7 x 11'7, has extensive storage, and an en suite bathroom with a window.

OUTSIDE

This modern detached family home is set back from the road behind attractive fencing with a path that takes you to the front door. To the side of the house you will find a driveway, providing off street parking for two cars, which leads to the 19'5 x 10'2 garage, which has an up & over door, power & lighting, and a courtesy door that opens into the garden. A gate opens into the well-kept, South facing rear garden, which has a spacious paved patio, perfect for seating areas and barbecues in the summer months which leads on to an expanse of lawn area. This is then followed by a further wooden patio area space currently occupying a hot tub but could be used as another seating area or play space for children. 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

£tbc pcm



Schools

Shelley Primary
Tanbridge House



Fibre Broadband

Up to 920 Mbps

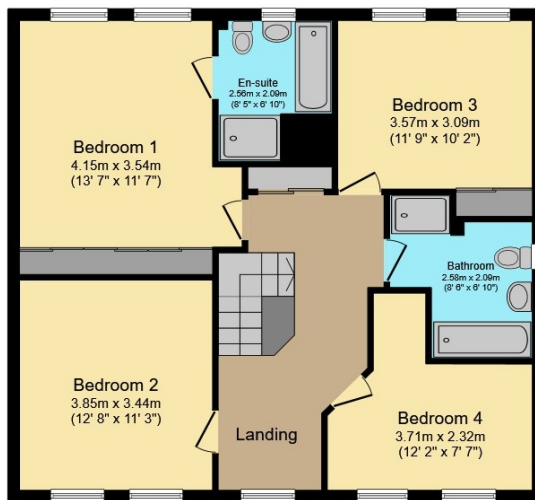


Council Tax

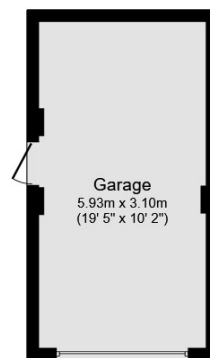
Band G



Ground Floor



First Floor



Garage

Map Location



Total Approximate Floor Area
1,954 sq ft / 182 sq m

EPC Rating

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

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

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

