



## 45 Sargent Way

, Broadbridge Heath, RH12 3TE

### Offers over £435,000

Parkside are delighted to bring to the market this well presented 4 bedroom, 3 storey terraced house with driveway parking conveniently situated on the popular Wickhurst Green development, close to local amenities, excellent schools and with easy access to scenic countryside walks and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, open plan kitchen/dining/living area with patio doors onto the garden and a fully fitted kitchen with a range of attractive units and integrated appliances.

On the first floor there is a spacious principle bedroom with fitted wardrobes and en-suite shower room, further single bedroom ideal as an office or guest room. The second floor has two further double bedrooms and a family bathroom.

The property benefits from double glazing, gas fired central heating and fibre-optic broadband. NO CHAIN

The rear garden is mainly laid to lawn with a patio area, shed and gate for rear access. There is convenient off road carport parking for 2 vehicles.

Service charge is £218 pa, payable in two instalments of £109 1st February and 1st August

### Viewing

Please contact our Parkside Office on 01403 288745 if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOMS
- EN SUITE
- CARPORT PARKING
- POPULAR LOCATION
- CLOSE TO EXCELLENT SCHOOLS
- EASY ACCESS TO COUNTRYSIDE WALKS

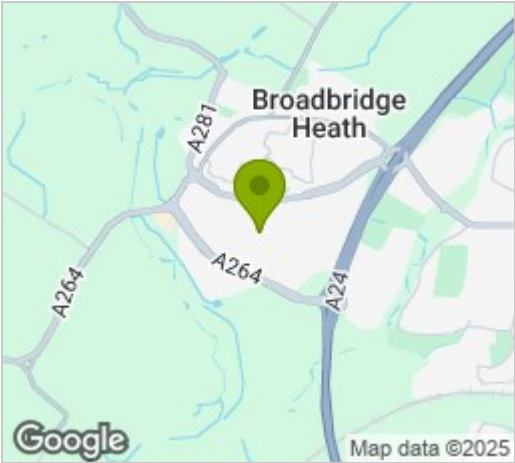




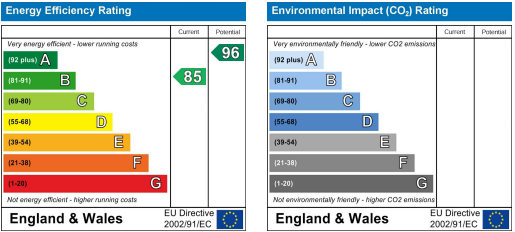
Floor Plan



Area Map



Energy Efficiency Graph



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