



Weston Avenue, Horsham RH12 3XE

Guide Price **£875,000**

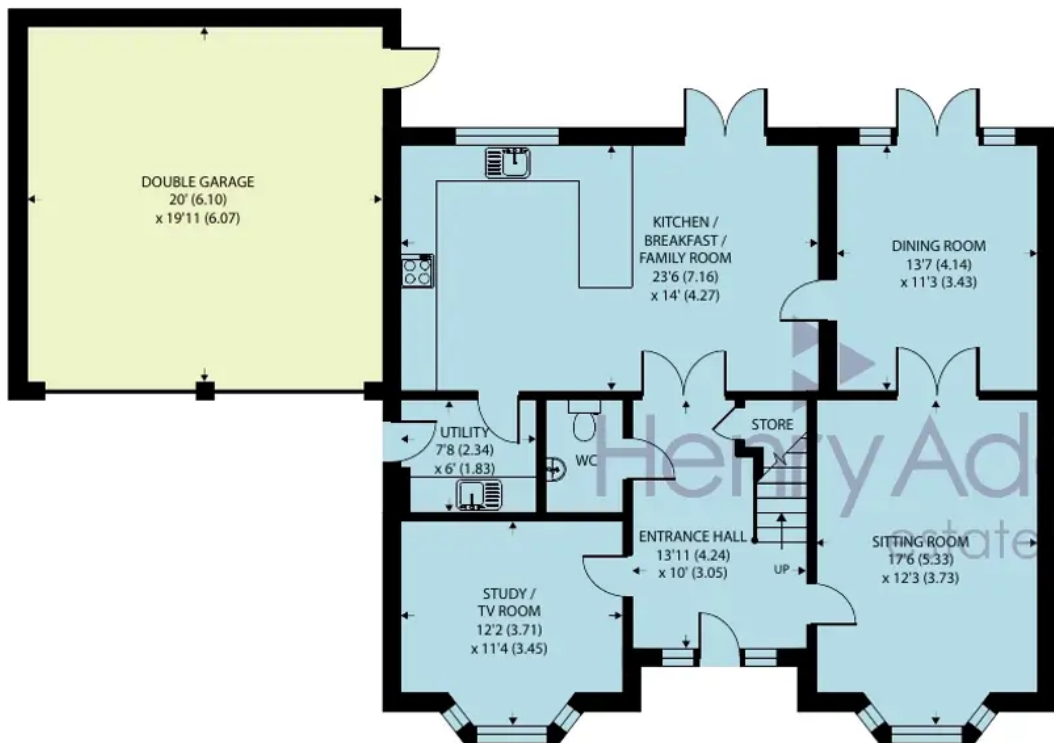
40 Weston Avenue

Broadbridge Heath, Horsham

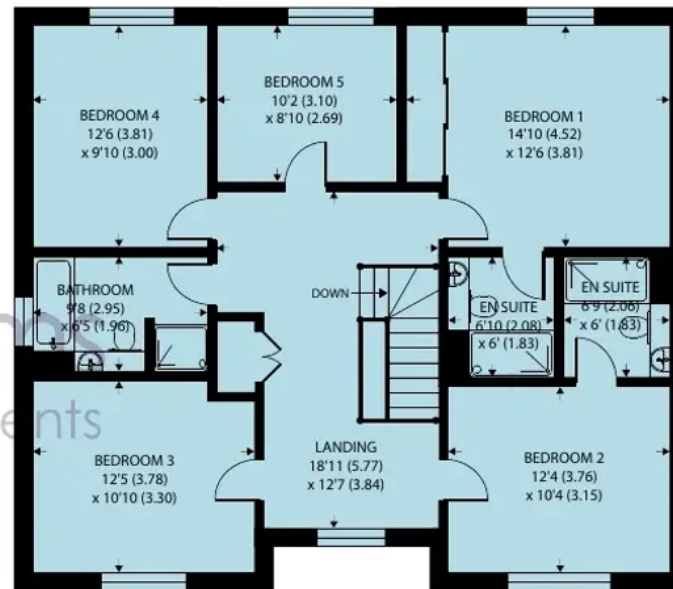
This well thought out and substantial five bedroom, three bathroom, executive family home is situated in a quiet and discreet position and offers a well thought out blend of living and bedroom space arranged over two floors and totals approximately 2590 Sq.Ft.. The Property is ideally located with access to nearby well-regarded local schools, Horsham town centre with its shops and restaurants, and the mainline train station as well as commuter routes to the capital.

To the ground floor; a light and airy reception hallway welcomes you and immediately impresses with generous dimensions, double doors lead into the kitchen/breakfast/family room which has an open plan design and double doors stepping directly onto the rear garden terrace. The kitchen has a range of wall and base cabinets with a shaker style finish and complementing work surfaces running through, there is a sit up breakfast bar as well as a selection of high-end integrated appliances, there is ample space for a dining table and a family area. The main sitting room enjoys a bay window to the front aspect overlooking the nearby nature gardens, double doors lead through to the separate dining room which has its own access to the rear garden. There is also a study/TV room which enjoys an aspect to the front of the property, and to complete the ground floor; is a utility room and cloakroom. To the first floor - the main bedroom enjoys views over the rear gardens and has a fitted wardrobe as well as a generous en-suite bathroom which features a large walk-in shower, wash hand basin and a low level WC - all complimented with quality chrome fittings.





GROUND FLOOR



FIRST FLOOR

40 Weston Avenue, Broadbridge Heath, Horsham, RH12 3XE

Approximate Area = 2590 sq ft / 240.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1154211





There is a second bedroom suite which is ideal for guests or teenagers which benefits from its own personal en-suite shower room. Three further bedrooms complete the first floor; all of decent proportions, as well as a family bathroom which has a walk in shower, separate bath, low level WC and a wash basin within a modern and contemporary vanity unit.

The property is approached via driveway parking leading to the double garage which has up and over doors, power and lighting, and the convenience of a rear access door, it has versatile space and is currently used as a home gymnasium as well as a parking space. The garden has been landscaped and is predominantly laid to lawn with a selection of beds and borders with shrubs and planting, there is a patio terrace area which is ideal for outdoor dining along with a further decking area which is ideal for capturing the evening Westerly Sunset.

Solomons Seal is a development with everything on its doorstep. You can enjoy village life with Broadbridge Heath and Slinfold within close proximity and the historic market town of Horsham is approximately 1.5 miles from the development. Broadbridge Heath itself offers Newbridge Garden Centre, a post office, hairdressers, pub and primary school. Tesco is nearby and there is a bus service taking you into Horsham. Leisure facilities locally are excellent. Broadbridge Heath has a sports centre which has a full sized athletics arena and in the other direction is Slinfold Country Club with its health suite and spa.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.