



**28 Weston Avenue, Broadbridge Heath**

Guide Price **£725,000**

  
**Henry Adams**  
estate agents



## 28 Weston Avenue

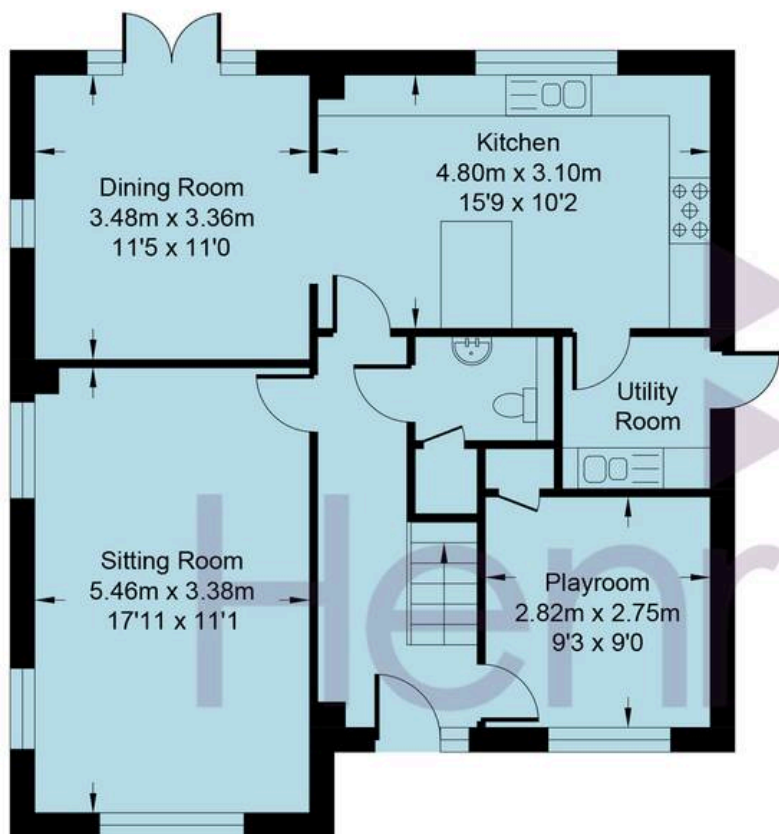
Broadbridge Heath, Horsham

This superbly presented, modern and contemporary four bedroom, three bathroom family home has a superb blend of living and bedroom space arranged over two floors along with a detached garage conversion providing a work from home office and store space. It is ideally located for access to nearby countryside including the Downs Link, a selection of well regarded local schools, Horsham town Centre and commuter routes to the Capital.

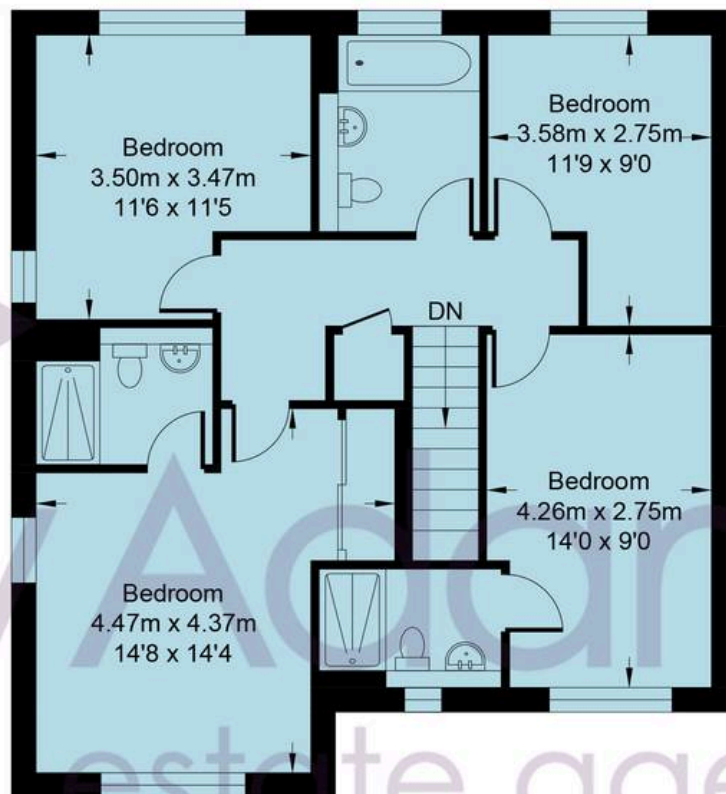
To the ground floor; a reception hallway welcomes you and leads into the double aspect sitting room which has a light and airy feel. There is a separate dining room with double doors opening directly out onto the rear garden terrace which is part open to the kitchen which has a range of wall and base cabinets finished to a shaker style design and complimented with work surfaces running through. There is a selection of integrated appliances including an oven, gas hob, dishwasher, fridge/freezer. Also of note to the ground floor is a useful family playroom which could double up as a work from home office/study, a utility room and a cloakroom.

To the first floor; there is a superb arrangement of bedroom and bathrooms with the main bedroom having a double aspect and a fitted wardrobe along with a luxury ensuite bathroom with a large walk in shower. A second generously proportioned double bedroom enjoys an aspect to the front of the property and features an ensuite shower room, there are two further bedrooms and a well equipped family bathroom. The loft has been boarded which is ideal for storage.

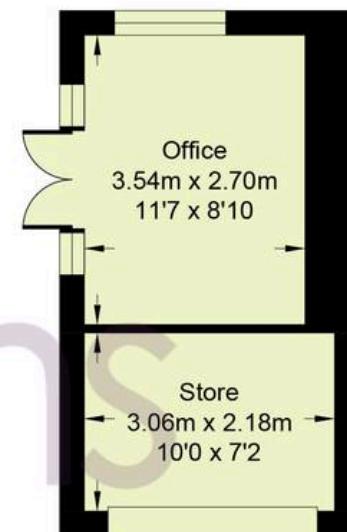




GROUND FLOOR



FIRST FLOOR



OUTBUILDING  
NOT TO POSITION

## Weston Avenue

Approximate Area = 1521 sq ft / 141.3 sq m

Outbuildings = 173 sq ft / 16.1 sq m

Total = 1694 sq ft / 157.4 sq m

For identification only - not to scale











The property has driveway parking for several cars leading to the converted garage where the up and over door leads to a store space, there is an electric car charging point to the driveway and gated access leading to the landscaped rear garden which has a porcelain tiled patio terrace area which is ideal for outdoor dining and entertaining. There is a level lawn which is bordered with raised beds with shrubs and planting. The outside work from home office/studio has doors opening onto the garden terrace and is well equipped with power and lighting - ideal for all year round use.

- Detached House
- Modern Decor
- Four Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Garden Office
- Off Road Parking
- Close to Well Regarded Schools
- Access to Horsham Town Centre and Mainline Train Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











## Henry Adams – Horsham

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