



Bentley Gardens, Broadbridge Heath, Horsham

Guide Price £875,000

13 Bentley Gardens

Broadbridge Heath, Horsham

This beautifully presented, five-bedroom, three-bathroom executive family home, is located on the West Side of Horsham and offers a perfect opportunity for modern living. Boasting a generous 2255 sq.ft.(approx..) of living and bedroom space, this property seamlessly blends comfort and sophistication.

Upon entering, a sense of spaciousness greets you, with the stunning open plan kitchen/dining/sitting room effortlessly flowing onto the rear garden, creating an ideal space for both relaxation and entertainment. The kitchen features a high end finish with quality integrated appliances and a socialable sit up Breakfast Bar

The property features a luxurious main bedroom with en-suite, a guest bedroom with en-suite, and an additional family bathroom, providing ultimate convenience and privacy. Each room is thoughtfully designed to maximise comfort and functionality and ideal for a growing family.

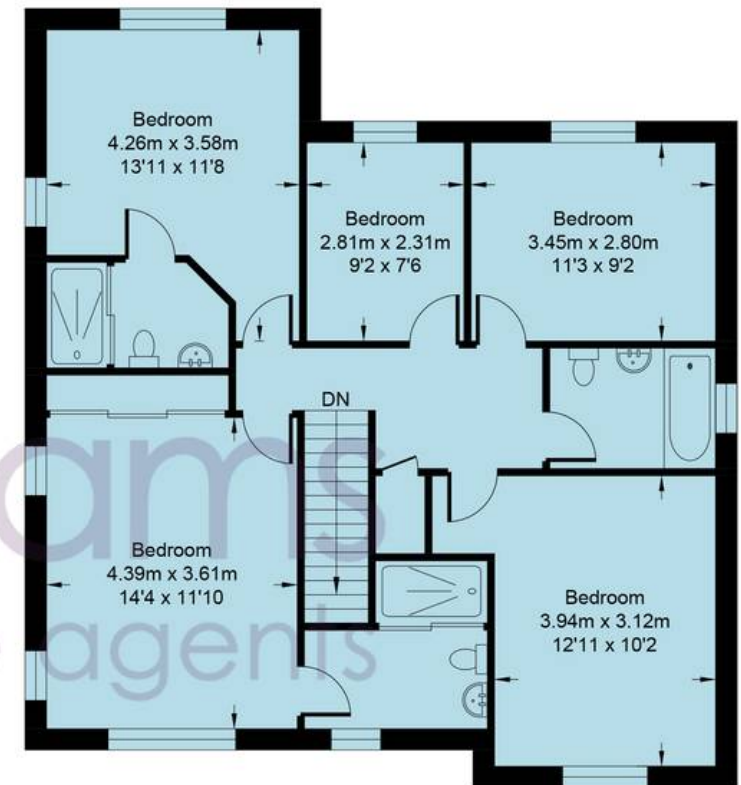
Constructed by Bellway Homes in 2019, this residence features a modern and contemporary style with excellent attention to detail. The double garaging, along with ample driveway parking, ensures practicality and convenience for a modern family lifestyle.







GROUND FLOOR



FIRST FLOOR



Bentley Gardens

Approximate Area = 1863 sq ft / 173.1 sq m

Garage = 392 sq ft / 36.4 sq m

Total = 2255 sq ft / 209.5 sq m

For identification only - not to scale



Situated in a quiet and discreet cul-de-sac, this home offers a tranquil retreat with access to open countryside, making it ideal for nearby countryside walks and access to the nearby Downs Link Trail.

Families will appreciate the proximity to well-regarded local schools, ensuring quality education for children of all ages. For those needing to commute or explore further afield, easy access to Horsham Town Centre and the mainline train station adds to the convenience of this location and provide commuter routes to London, Gatwick and Brighton

Agents Note: Estate Charge Payable of £460 Per Annum (Approx..)

Tenure: Freehold Council Tax band: G EPC Rating: B

- **Five Bedroom, Three Bathroom Executive Family Home on the West Side of Horsham**
- **Excellent Blend of Living and Bedroom Space totalling Approx.. 2255 Sq.Ft.**
- **Stunning Open Plan Kitchen/Dining/Sitting Room opening onto Rear Garden**
- **Main Bedroom with En-suite & Guest Bedroom with En-suite + Family Bathroom**
- **Brand Newly Built by Bellway Homes in 2019**
- **Double Garaging with Ample Driveway Parking**
- **Quiet and Discreet Cul-de-Sac Position with Access to Open Countryside**
- **Access to nearby Downs Link Trail**
- **Well Regarded Local Schools**
- **Access to Horsham Town Centre and Mainline Train Station**







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.