



Shelley Drive, Broadbridge Heath

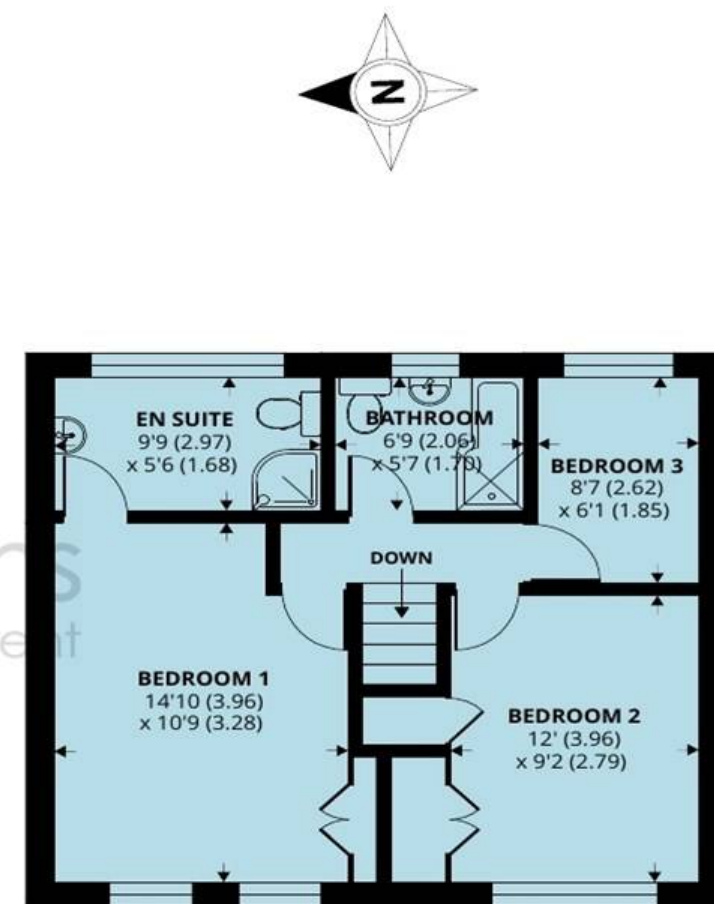
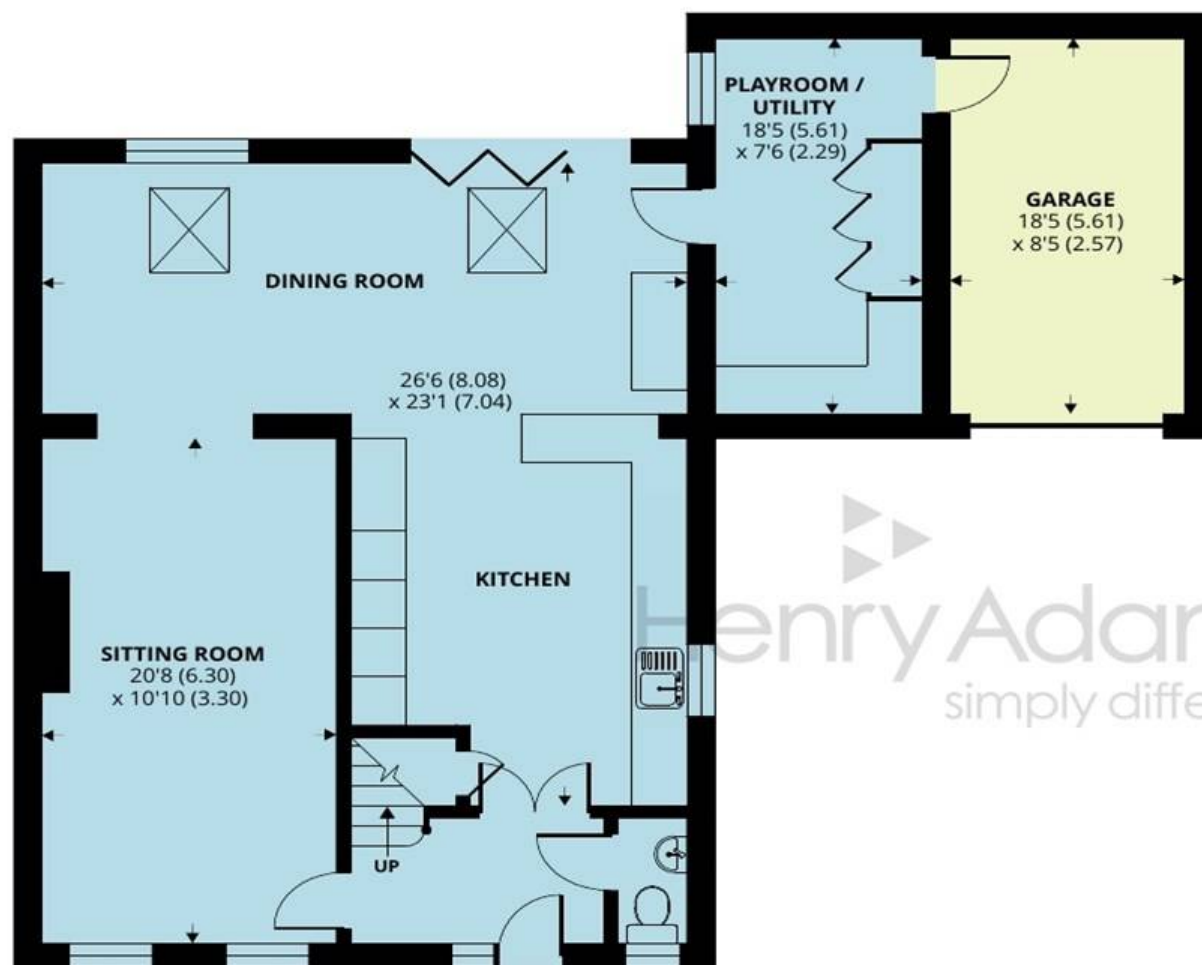
Shelley Drive

Broadbridge Heath, Horsham

Beautifully presented home with contemporary decor throughout, with a blend of living and bedroom space arranged over two floors, with garage and driveway. To the ground floor, the reception hallway welcomes you, with cloakroom and double doors leading into the modern kitchen. The kitchen features a range of grey gloss wall and base units with marble effect work surfaces and breakfast bar. The kitchen comprises of integrated Neff appliances, two hide and slide ovens, induction hob with extractor fan, dishwasher and fridge/freezer. The spacious open plan dining room featuring skylights to allow plenty of natural light with bi-fold doors to the garden terrace. The large sitting room flows from the dining room, however can be privately closed from the hallway. The former garage has been partially converted into a multipurpose room currently used as a playroom and has utility facilities, with internal door access into the garage. To the first floor, the main bedroom overlooks the front of the property, with wardrobe space and en-suite shower. The en-suite has modern grey tiling, hand basin vanity unit and mirror storage. There are two further bedrooms, the second bedroom includes wardrobes. The family bathroom is partially tiled with bath featuring overhead shower.







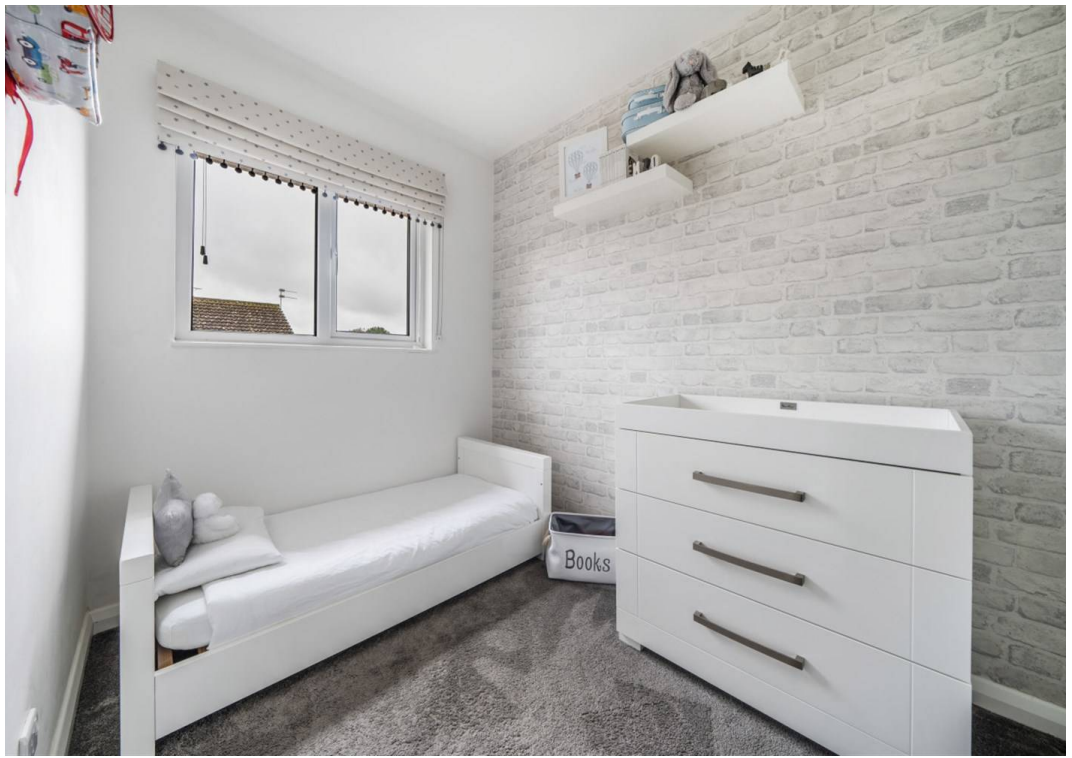
90 Shelley Drive, Broadbridge Heath, Horsham, RH12 3NT

Approximate Area = 1363 sq ft / 126.6 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



A three bedroom detached family home with modern interior and situated in a quiet cul-de-sac in the village of Broadbridge Heath.

Three bedroom two bathroom family home

Main bedroom with en-suite

Utility Room

Driveway and Garage

Garden laid to lawn with patio area

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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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.