



**Pelling Way, Wickhurst Green, Broadbridge Heath, RH12 3GW**  
Asking Price £450,000 Freehold



- Corner Plot
- Three Bedrooms
- Luxury Ensuite and Bathroom
- Garden Aspect Sitting Room
- Detached Garage and Driveway
- Lovely Garden
- Contemporary Styling
- Beautifully Presented
- Cloakroom
- EPC C

Situated on this bold corner plot, this spacious and beautifully maintained 3-bedroom semi-detached family home occupies a sought-after location on the highly desirable Wickhurst Green development.

The property boasts the added advantage of its own private garage and driveway so that you can easily come home, park and walk through the lovely gardens.

This home has well-planned accommodation arranged over two floors, offering ample living space for a growing family.

Upon entering, you are welcomed by a bright entrance hall and a convenient downstairs cloakroom.

The modern fitted kitchen features an extensive range of stylish base and wall units, complemented by sleek work surfaces and integrated appliances, making it both functional and contemporary.



The generous living room provides plenty of space for comfortable seating and dining, with the addition of built-in display shelving and storage cupboards.

French doors open out to the rear garden, creating a seamless transition between indoor and outdoor living.

Upstairs, the principal bedroom benefits from fitted wardrobes and a private en-suite shower room.

Two further well-proportioned bedrooms and a luxurious family bathroom complete the upper floor.

Outside, one of our favourite features is the private rear garden, ideal for outdoor entertaining and alfresco dining.

A driveway leads to the detached garage, which features an up-and-over door, power, and lighting, and the useful benefit of loft space offering both convenience and additional storage.

This rare corner plot, complete with its own garage and driveway, presents a unique opportunity to acquire a family home in a popular location.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



## Material Facts

Price: £450,000

Tenure: Freehold

Council Tax Band: Band D

Horsham District Council

EPC Rating C

Property Type: Semi Detached house

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central Heating with boiler installed in 2014

Broadband information: Between 74 Mbps and 300 Mbps Fibre to Property

Mobile Coverage: Average to good with O2, EE, Vodafone and Three

Parking Type: Own Garage and Driveway

Flood/Erosion Risk: None

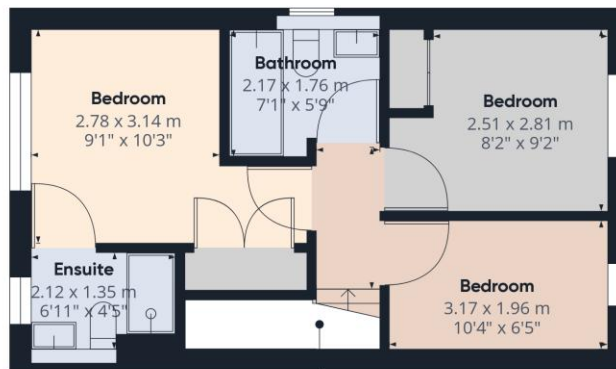
Surface Water: Very Low







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
90.35 m<sup>2</sup>  
972.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Martin & Co Horsham

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