



22 Sargent Way, Broadbridge Heath, West Sussex, RH12 3TS

22 Sargent Way

Broadbridge Heath, Horsham

Impressive four-bedroom detached house with south-facing garden & garage. Close proximity to Tanbridge House School & easy access to Horsham town centre. Ideal for families. NO ONWARD CHAIN.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY PARKING
- SOUTH FACING GARDEN
- MATURE SECLUDED GARDEN
- CLOSE PROXIMITY TO TANBRIDGE HOUSE SCHOOL
- SIDE GARDEN OFFERING SPACE FOR A HOME OFFICE

Agents Note: There is an annual service charge payable for this property. Some of the photographs have been staged.



This double-fronted detached home presents a fabulous opportunity for families looking to be within close proximity of highly regarded secondary schools and within easy reach of Horsham town centre.

The welcoming hallway provides access to the kitchen/diner, downstairs cloakroom, stairwell to the first floor, and the sitting room. The dual aspect kitchen/diner is a beautifully bright space with practical and stylish hard flooring with double doors leading into the garden. The modern kitchen is fitted with shaker-style units with contrasting wood-effect worktops and finished with contemporary handles. Appliances include a split-level double oven, five-ring gas hob with extractor over, and integrated washing machine, dishwasher, fridge and freezer. Convenience is key with the handy downstairs cloakroom. On the other side of the hallway is the dual aspect sitting room, with a continuation of the flooring and double doors leading to the garden creating a harmonious connection to the garden.

The winding stairwell leads to the first-floor landing with airing cupboard and access to three double bedrooms, a good-sized single room, and family bathroom. Bedroom one has the benefit of built in wardrobes and a luxurious en-suite with a walk-in shower. Natural light floods through the property, creating a welcoming ambience throughout the home.

Services: Electricity, mains gas, water and mains drainage are currently connected to the property.





To the side of the property is the detached garage with driveway parking space and a side gate leading into the rear garden. The south-facing, secluded rear garden is the perfect space for aspiring gardeners, currently having an area of lawn with mature hedging and a generous patio area, ideal for alfresco dining & entertaining. There is a versatile side garden, perfect for a home office, children's play area, or potentially a side extension (STPP).

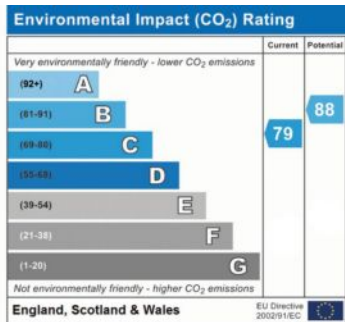
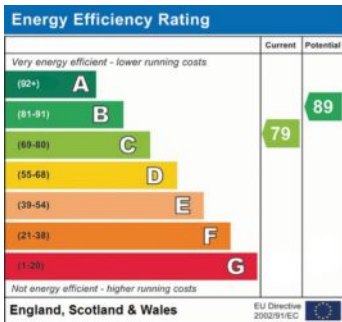
Broadbridge Heath is a thriving village and civil parish, in the Horsham district of West Sussex. Approximately two miles west from the historic town centre of Horsham, the village has a choice of stores/supermarkets, a retail park, public house, veterinary clinic, The Bridge Sports and Leisure centre, Anglican Church and Primary school. Horsham mainline railway station has frequent services to London.

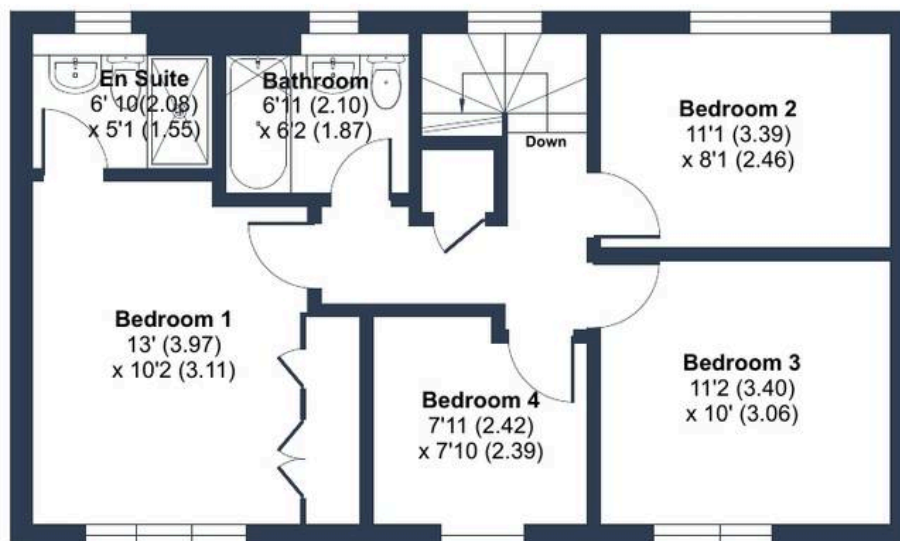
GARAGE

Single Garage

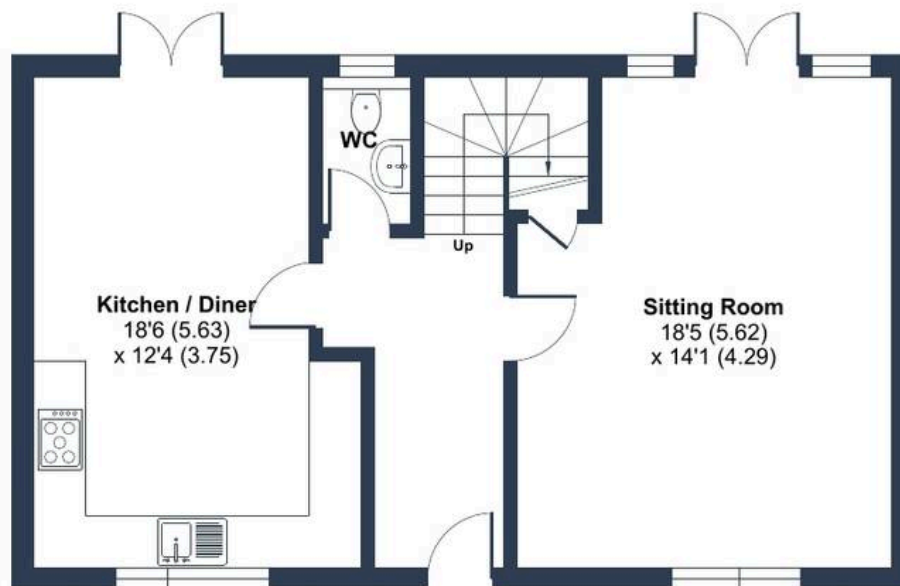
DRIVEWAY

2 Parking Spaces

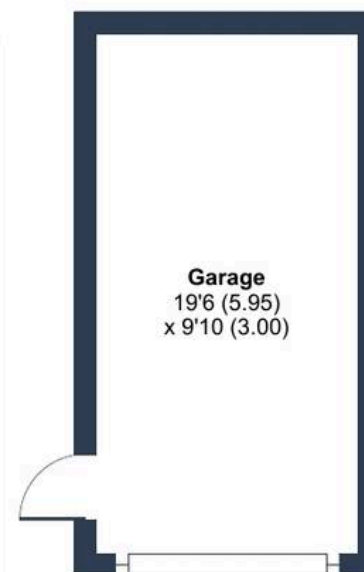




FIRST FLOOR



GROUND FLOOR



Approximate Area = 1188 sq ft / 110.3 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1380 sq ft / 128.1 sq m

For identification only - Not to scale





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