



**Beale Close  
Broadbridge Heath, RH12 3GY**

**Offers In Excess Of  
£600,000**

**01403 272022  
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**Residential sales, lettings,  
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# Beale Close, Broadbridge Heath, RH12 3GY



## LOCATION

This stunning modern home is set within a highly desirable position, within the popular Wickhurst Green development, easily accessible to Horsham's historic town centre, with its wealth of restaurants, coffee shops and both major retailers, including John Lewis, as well as numerous independent shops too. The property is also conveniently positioned, for access to major road networks, including the A23, A24 & A29 and Gatwick Airport. However, the property is also set close to The Downs Link, an historic former train line, that ran between Shoreham & Guildford, that is very popular both with walkers and cyclists, for its picturesque route, that connects a number of villages.

## PROPERTY

Tenure: Freehold

The front door opens into a light and airy Hallway that allows access to all rooms on the ground floor and houses the staircase. The Hallway provides the perfect place to remove coats and shoes before entering into the living space. The spacious Kitchen/Diner offers plenty of space for a dining table and provides you with a great social area, with the attractive feature of a large bay window flooding the room with natural light. The Kitchen itself is fitted with a range of floor and wall mounted units in matte white with plenty of work surface space. You will also find a range of fitted appliances built in. The Sitting Room is a very generous size and its square shape makes it a very flexible space for furniture placement, all while boasting glazed double doors opening out to the rear Garden. Completing the ground floor living space is the downstairs WC. Moving upstairs the vast Landing offers access to all Bedrooms and the family Bathroom. All four Bedrooms are double sizes with Bedrooms one, two and three all providing built in wardrobes, freeing up more floor space for additional furnishings. Bedroom four is still a generous size and provides ample space for free standing

storage. The Main Bedroom also benefits from a modern Ensuite Shower Room complete with walk in shower cubicle, sink and toilet. Finally completing the accommodation is the family Bathroom boasting a white suite and a shower over the bath.

## OUTSIDE

The property is situated in an ideal location overlooking trees and greenery. To the front you will find a small front Garden and a pathway leading up to the front door, adjacent to this is the Driveway large enough for two cars that leads up to the electric garage doors. The Garage measures 19'8" x 10'0" and also has a door to the rear that leads out to the Garden. The stunning rear Garden offers a great outdoor space to enjoy with a generous patio area perfect for garden furniture which then leads to an expanse of lawn, all bordered by mature plants and shrubs. A side gate allows access out to the front of the property.

## ADDITIONAL INFORMATION

Estate Charge: £231.85 (February 2024 to January 2025)

## AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.







**Buses**

6 minute walk



**Shops**

Co-op – 0.4 miles  
Tesco Extra – 0.4 miles



**Trains**

Horsham – 2.7 miles  
Christ's Hospital – 3.3 miles



**Airport**

Gatwick  
13.8 miles



**Roads**

M23  
9.3 miles



**Sport & Leisure**

The Bridge Leisure Centre  
0.5 miles



**Rental Income**

£2,100 pcm



**Schools**

Shelley Primary  
Tanbridge House



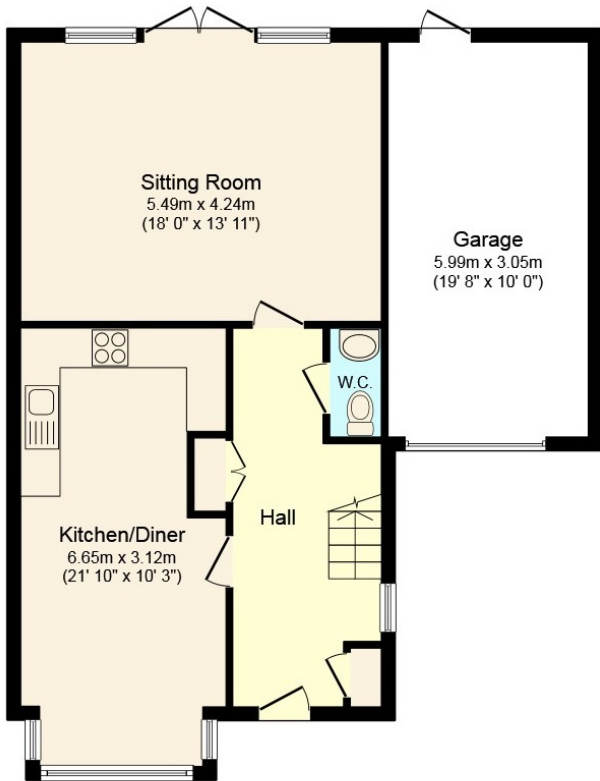
**Fibre Broadband**

Up to 525 Mbps

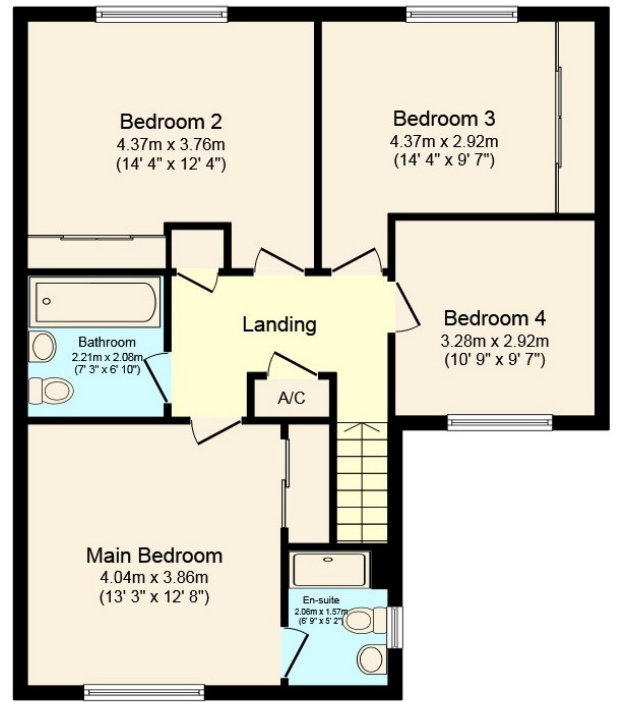


**Council Tax**

Band F

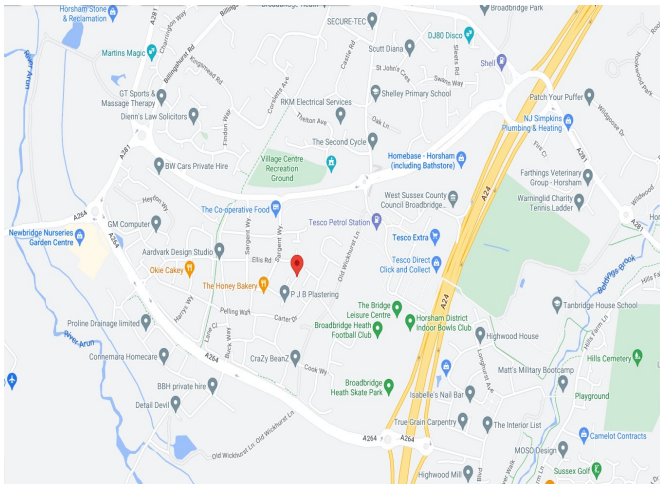


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**1,622 sq ft / 151 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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