



**Sargent Way
Broadbridge Heath, RH12 3TS**

£485,000

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1



4



2

LOCATION

Wickhurst Green is a popular development within 2 miles of Horsham town centre. Tesco Extra is walking distance from the property (approximately 8 minutes walk) as well as a Leisure Centre, The Bridge. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of 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, while 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.

PROPERTY

We are pleased to present this semi-detached property for sale, boasting good condition and situated in a location with excellent public transport links, proximity to local schools, and convenient amenities. The property features a single reception room, an open-plan space bathed in natural light from the large windows, offering a scenic view of the garden. The room is spacious, providing a harmonious blend of relaxation and entertainment. Direct access to the garden is an added bonus, encouraging indoor-outdoor living. The modern open-plan kitchen is a chef's delight with its ample work surface space, plenty of storage, and a suite of modern appliances. Natural light floods the area, augmenting the sense of space. The kitchen's open concept design enhances the connectivity to the living space, creating a great environment for family gatherings or casual entertaining. The property benefits from four bedrooms, each offering its unique charm. Bedroom 1 is a generous double, featuring an en-suite bathroom, built-in

wardrobes, and ample natural light. This main bedroom is conveniently located on the first floor. Bedroom 2 is a spacious single room, also located on the first floor and benefits from plenty of natural light. Bedrooms 3 and 4 are both located on the second floor, offering double space, ample natural light, and room for wardrobes. In addition to the en-suite, there is another large, modern bathroom on the second floor, featuring a window for natural light and a bath with a shower. For those seeking additional convenience, the property includes a downstairs WC, a bonus for larger families or visiting guests.

OUTSIDE

The outdoor space sets this property apart. A driveway at the front offers off-street parking, while a side gate leads to a rear garden complete with patio and decked areas for seating. The garden extends behind the garage, providing additional outdoor space. The garage has been fitted with boarding for storage and spot lighting with high-quality flooring. Currently used as a gym by the present owner, the garage can be accessed via the garden and an up-and-over door at the front. This property is ideal for families and couples, offering a blend of comfort and convenience in a prime location. Whether you are looking for a family home or a place to grow, this property offers a unique opportunity to own a slice of tranquility amidst the hustle and bustle.

ADDITIONAL INFORMATION

Estate Charge: Approx £100-£140 per annum, payable to FirstPort

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

3 minute walk



Shops

Co-op
3 minute walk



Trains

Horsham – 2.4 miles
Christ's Hospital – 3.3 miles



Airport

Gatwick
15 miles



Roads

M23
8.5 miles



Sport & Leisure

The Bridge Leisure Centre
0.5 miles



Rental Income

£1,950 pcm



Schools

Shelley Primary
Arunside Primary
Tanbridge House



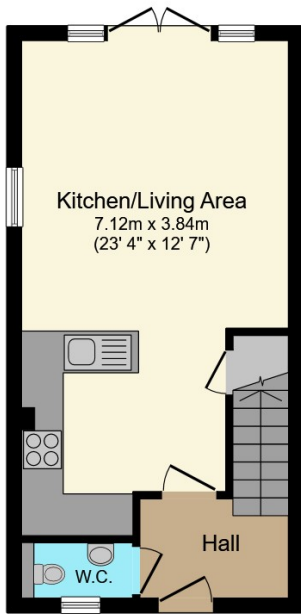
Broadband

Up to 500 Mbps

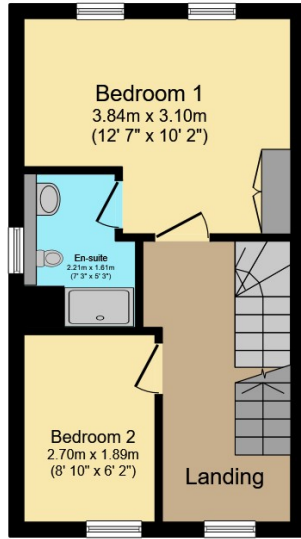


Council Tax

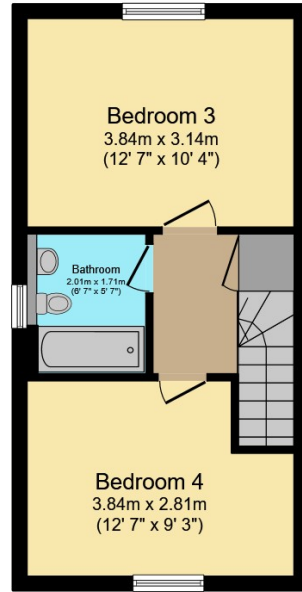
Band D



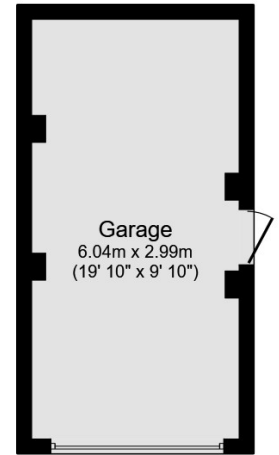
Ground Floor



First Floor

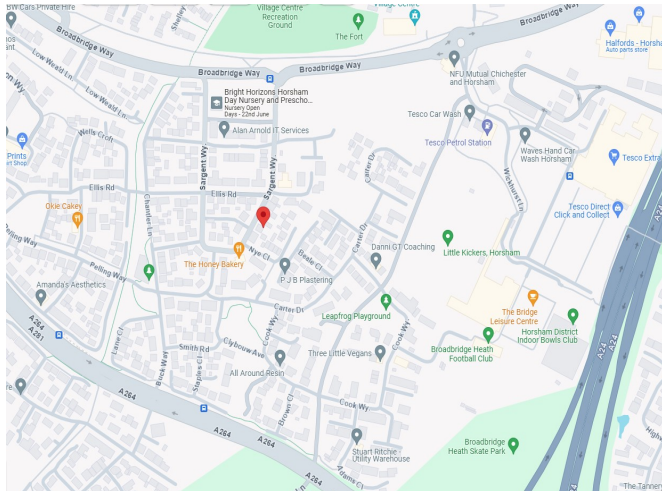


Second Floor



Garage

Map Location



Total Approximate Floor Area
1,157 sq ft / 107 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor



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.

brocktaylor.co.uk

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