



**Staples Close  
Broadbridge Heath, RH12 3UL**

**Offers Over  
£425,000**

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## Staples Close, Broadbridge Heath, RH12 3UL



### LOCATION

Staples Close is situated in Broadbridge Heath, a suburb of Horsham in West Sussex. This residential area is characterized by modern housing, predominantly constructed after 1980. The neighbourhood offers a variety of amenities. Within a 0.5-mile radius, residents can find several food stores, including a Tesco Extra supermarket, The Southern Co-Operative convenience store, and Newbridge Nurseries. For commuters the main line station at Horsham (direct service to London Victoria) is a short drive or cycle ride away and the property offers good road access to Guildford (via the A281), the South Coast via the A24 or A23 and the M23 and Gatwick Airport. For families with children, there are several reputable schools in the vicinity. Shelley Primary School, rated 'Good' by Ofsted, is about 800 meters from Staples Close. The nearest secondary school, Tanbridge House School, is approximately 1 kilometre from the address and holds an 'Outstanding' Ofsted rating. This school is the primary choice for many families in the area due to its strong academic reputation and comprehensive extracurricular offerings.

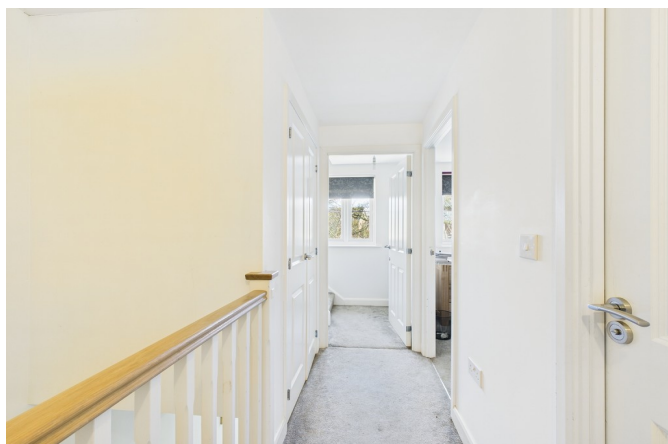
### PROPERTY

This charming end-of-terrace town house offers an ideal family home with a blend of modern comforts and practical living space. Located in a tucked-away position, yet conveniently close to transport links, schools, a leisure centre, and scenic countryside walks, this property is perfectly situated for easy family living. Upon entry, you'll find a welcoming entrance hall with access to a handy cloakroom. The kitchen (11'9 x 6'2) is well-equipped with integrated appliances and sleek white units, offering plenty of storage and preparation space for home cooking. The

heart of the home is the spacious lounge/dining room (18'0 into bay x 13'6 at widest point), which is perfect for family gatherings. Patio doors lead out to a manageable front and rear garden, with a lovely patio area for outdoor entertaining. On the first floor, you'll find bedroom 3 (10'2 x 6'10), a comfortable room, and a family bathroom (6'1 x 5'7), both of which are well-sized for family use. The second bedroom (13'5 into fitted wardrobes x 8'10) also offers ample space and storage. The top-floor master bedroom (13'7 at widest point x 10'2) boasts the added luxury of an en-suite shower room (7'10 x 6'0), providing privacy and convenience. Don't miss the chance to view this delightful family home in a peaceful, yet central location.

### GARDEN AND OUTSIDE SPACE

A highlight of this property is the private rear garden, offering a tranquil space to unwind. The garden is fully enclosed, making it safe and secure for children or pets, and provides plenty of space for outdoor dining, gardening, or simply enjoying the sunshine. For added convenience, the property comes with an integral garage (19'11 x 10'0) and off-road parking, making it perfect for busy families. The property offers a wonderful opportunity for both outdoor and indoor living, providing a balanced lifestyle with comfort and practicality. Its excellent location provides easy access to local amenities, transport links, and well-regarded schools, making this the perfect choice for those seeking a blend of comfort and practicality.







#### Buses

1 minute walk



#### Shops

Tesco Extra – 0.4 miles  
Co-op Food – 0.3 miles



#### Trains

Horsham – 2.8 miles



#### Airport

Gatwick  
16.6 miles



#### Roads

M23  
9.4 miles



#### Sport & Leisure

The Bridge Leisure Centre  
0.6 miles



#### Rental Income

£1,850 pcm



#### Schools

Shelley Primary  
Tanbridge House



#### Fibre Broadband

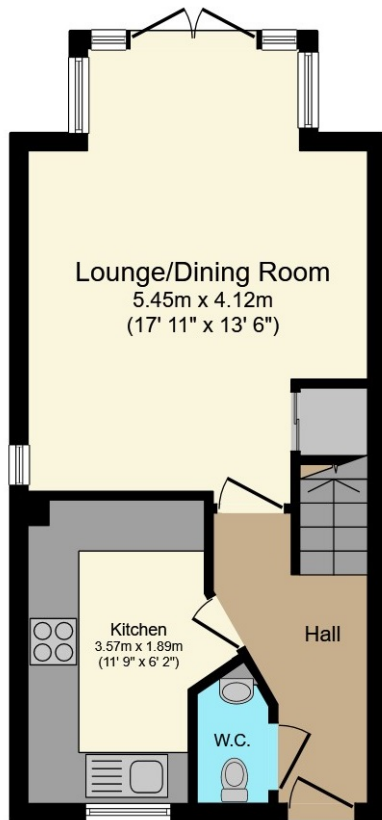
Up to 2000 Mbps



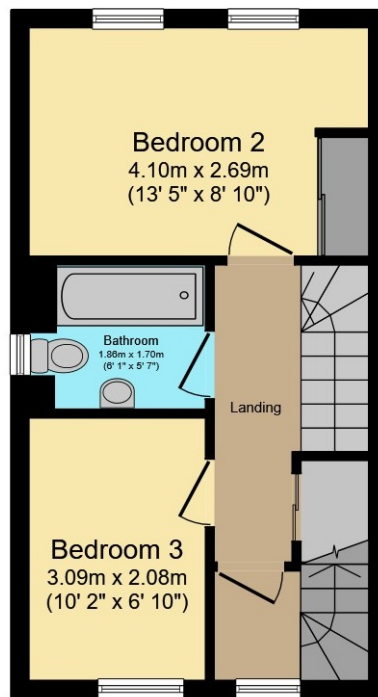
#### Council Tax

Band D

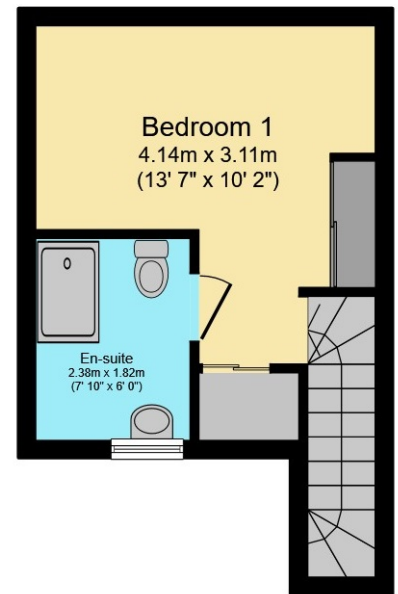




Ground Floor

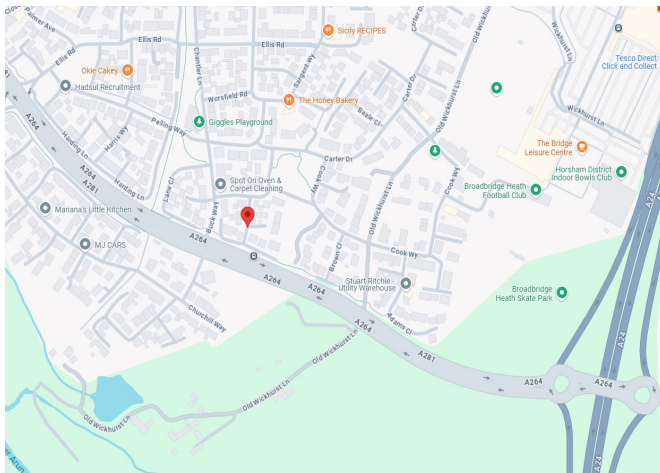


First Floor



Second Floor

## Map Location



## Total Approximate Floor Area

**918 sq ft / 85 sq m**

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	84	
(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

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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