



**Solomon's Seal,  
Broadbridge Heath, RH12 3JU**

**£700,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Solomon's Seal, Broadbridge Heath, RH12 3JU



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### LOCATION

Solomon's Seal is a stunning new development sitting within the heart of Broadbridge Heath. The village lies to the West of Horsham, and is highly sought after due to the near perfect balance of convenience and its close proximity to a host of facilities set within the village that include The Shelley Arms Pub, a convenience store and the large Tesco Extra together with Shelley primary school. Solomon's Seal is located in the original part of the village close to the village green, footpaths and cycle routes. In addition, the highly respected Tanbridge House senior school is only one mile away. 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.

### PROPERTY

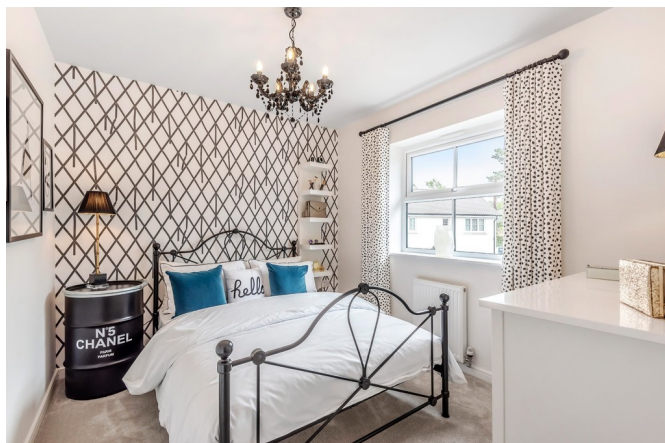
The Yarrow is a fantastically designed 5 Bedroom detached property, offering an enviable family home layout. Entering the property in to a spacious Entrance Hall, there is a door leading to the generous formal Living Room, featuring a bay window letting in lots of natural light. The real heart of this home is the impressive open-plan Kitchen / Dining / Family Room to the rear of the property. The modern Kitchen houses integrated AEG appliances, such as eye-level double oven, fridge/freezer, dishwasher and 5 ring gas hob and hood extractor. There is ample space for a large dining table and

the dual aspect Family Room is a great place to relax and enjoy the views on to the Garden. This impressive space boasts two pairs of French Doors leading out onto the rear Garden and its patio. The Utility Room offers space for a Washer/Dryer and has a door leading to out the side of the property. The Yarrow design includes a good sized Study to the front of the home with a bay window and the Ground Floor is completed by a W.C. The First Floor has 5 bedrooms; two of which boast En-Suites and the dual aspect Master Bedroom features built-in floor to ceiling wardrobes. The Family Bathroom completes the upstairs accommodation, and features a full size bath and chrome heated towel rail.

### OUTSIDE

Approaching this delightful home, you are welcomed by the a landscaped Front Garden with path leading to the front door, which is covered by a canopy. The Rear Garden features a good sized patio, with the rest being laid to lawn. This property features Driveway and Garage, with side door leading through to the Rear Garden.

All images are from Bellway Homes properties and are for illustrative purposes only.







**Buses**

1 minute walk



**Shops**

Tesco Extra  
0.5 miles



**Trains**

Horsham  
2 miles



**Airport**

Gatwick  
12.7 miles



**Roads**

M23  
8.3 miles



**Sport & Leisure**

The Bridge Leisure Centre  
0.6 miles



**Rental Income**

£2,400 pcm



**Schools**

Shelley Primary  
Tanbridge House



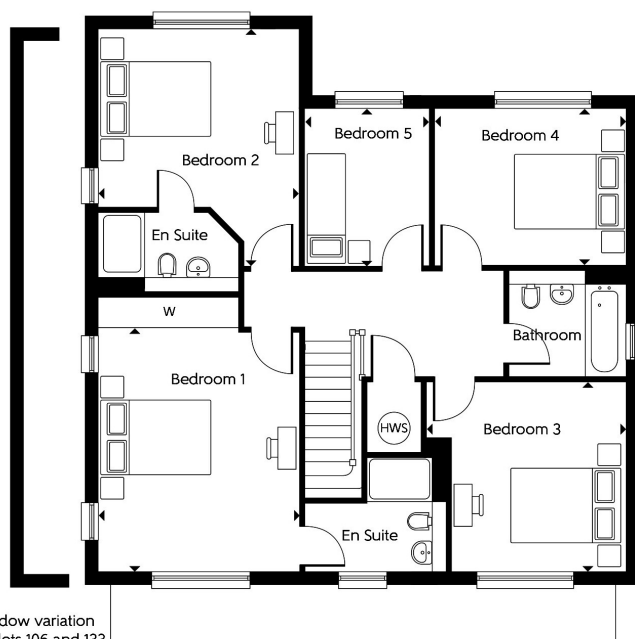
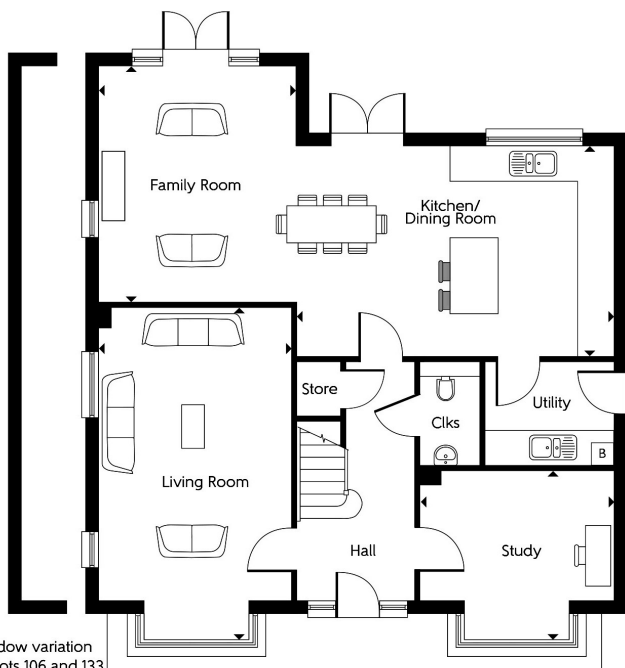
**Broadband**

Up to 67 Mbps

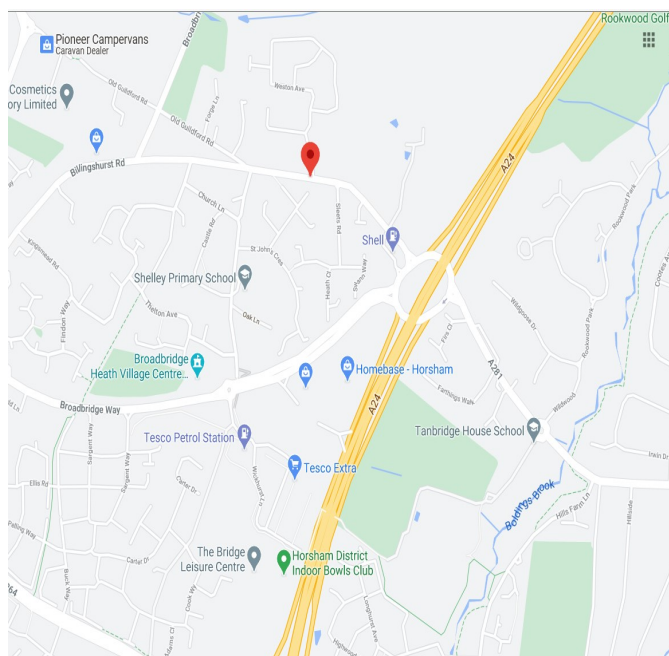


**Council Tax**

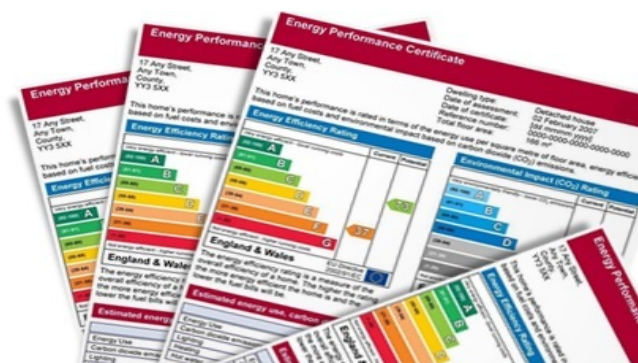
Band  
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## Map Location



## EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)

**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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