



8 Shelley Drive

Broadbridge Heath, Horsham, West Sussex

Guide Price £420,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

8 Shelley Drive , Broadbridge Heath, Horsham, West Sussex, RH12 3NT

Courtney Green are pleased to offer for sale this detached family residence built by Laing Homes in the 1980's and with the benefit of no ongoing chain. The property features a replacement gas fired heating system to radiators and UPVC double glazed fittings. The accommodation comprises on the first floor, three bedrooms and a bathroom, and on the ground floor, an entrance hall off which is a cloakroom, a through lounge/dining room and a fitted kitchen with limed Oak cabinets and drawers. Attached to the property is a tandem length garage which has a tarmac driveway to the front providing hard standing. The rear garden is of good size and enjoys a sunny, Southerly aspect. The village of Broadbridge Heath has its own convenience store with sub post office, the Shelley primary school, St John's Church, an independent hair salon and barbers, as well as the Shelley Arms Public House. Nearby there is a Tesco Superstore along with Homebase and Halfords stores, and The Bridge Leisure Centre. Horsham Town Centre is approximately two miles distant.

The accommodation comprises:

Leaded double glazed **Front Door** to

Entrance Hall
With radiator.

Cloakroom
Frosted double glazed side aspect. Low level WC, vanity unit with inset wash basin having chromium taps and tiled splashback, louvre fronted cupboard under, wall mounted Worcester gas fired boiler.

Living/Dining Room
Twin double glazed front aspect and double glazed patio doors to the rear garden. Two radiators, two wall lights, TV point, twin satellite cable, under stairs cupboard.

Kitchen
Double glazed rear aspect and double glazed door to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in limed Oak finish and having complementing worktop surfaces incorporating a single drainer sink with monobloc tap, integrated fridge/freezer, space and plumbing for dish washer, broom cupboard, Kenwood stainless steel gas range, porcelain tiled splashback, Lux Air filter hood over, tiled splashback, ceramic tiled flooring.

From the **Entrance Hall** the staircase rises to the **First Floor Landing**, frosted double glazed side aspect. Loft hatch with drop down aluminium ladder.

Bedroom 1
Twin double glazed front aspect. Near full-width wardrobe cupboards with sliding doors, radiator.

Bedroom 2
Double glazed rear aspect. Radiator, built in wardrobe cupboards with overhead storage.

Bedroom 3
Double glazed front aspect. Radiator, over stairs cupboard.

Bathroom
Frosted double glazed rear aspect. Fitted with a white suite comprising panel bath with chromium mixer tap, Aqualisa shower control, wall bracket and hand shower, glass screen, low flush WC, Roca corner wash hand basin with chromium mixer taps, chromium towel warmer, fully tiled walls, vinyl flooring, downlighting.

OUTSIDE

To the front of the property there is a tarmac driveway providing hardstanding for one car, leading to an attached **Tandem Length Garage** with metal up and over door, power and light, plumbing for washing machine, patio doors to the rear garden. The front garden comprises a paved frontage with raised pebble bed, outside light. Gated side access leads to the rear garden with paved path and full width paved patio having dwarf Cotswold stone retaining wall, outside tap. The rear garden comprises an area of lawn with shrub borders and enjoys a sunny Southerly aspect.

Council Tax Band— E

Referral Fees: Courtney Green routinely refer prospective purchasers to Npecote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npecote Financial Ltd.

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