



46 Thelton Avenue
Broadbridge Heath, Horsham, West Sussex, RH12 3LT
Guide Price £350,000—£375,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Courtney Green are delighted to bring to the market this three bedroom family home, presented in good condition throughout, and located in a popular residential cul-de-sac in Broadbridge Heath Village. The accommodation in brief comprises an entrance porch, an entrance hall, a sitting room with double doors opening to a dining room, a conservatory, and a fitted kitchen making up the ground floor. On the first floor there are two double bedrooms, a third single bedroom, and a recently updated shower room with separate w.c. Outside to the front is a driveway providing parking and to the rear is a pretty, secluded garden, and there is a garage located in a nearby block.

SITUATION: Broadbridge Heath is a popular village located approx. 1 mile to the West of Horsham town, and is perfectly positioned to enjoy countryside walks within a few minutes whilst having convenient amenities just on your doorstep including a village shop/post office, a public house, the excellent Shelley Primary School, Tesco superstore, a dental practise, a veterinary surgery, a state of the art sports centre & gym, churches, and a regular bus service. The nearby town of Horsham has a wider range of amenities including Tanbridge House secondary school, which is within walking distance, and Horsham main line train station with direct services to London in just under an hour. There are also excellent road links with the A281 and A24 nearby.

The accommodation comprises:

Entrance Porch

A convenient entrance area with side aspect window, radiator, half height wall panelling, tiled floor, spotlight, integrated cupboard housing gas meter, space for coats and shoes and door to inner entrance hall.

Entrance Hall

Stairs rising to the first floor landing, doors to kitchen and living room, radiator.

Living Room

With front aspect full high window, radiator, media points, false wall with inset LED lighting, double doors opening to the dining room.

Dining Room

The dining room has sliding doors opening to the conservatory, a radiator and serving hatch to the kitchen.

Conservatory

Of part brick, part timber construction with French doors opening to the rear garden, power, radiator, tiled floor, and double glazed windows.

Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with sink and mixer tap, integrated electric oven with space for microwave oven over, four burner gas hob with hidden extractor hood over, space and plumbing for washing machine, space for fridge, wall mounted gas fired boiler, serving hatch to dining room, pantry cupboard with power and space for freezer, store cupboard with shelving, under stairs storage cupboard housing electricity fuse board, tiled flooring, rear door to garden.

From the entrance hall stairs rise to the **First Floor Landing** where there is a loft hatch accessing the lost space, which is partly boarded with a drop-down ladder.

Bedroom 1

A large double bedroom with front aspect full height window, radiator, and full width fitted wardrobes with sliding mirrored doors, and with shelving and hanging.

Bedroom 2

A further double bedroom with rear aspect full height window, radiator, and bed surround fitted wardrobes.

Bedroom 3

With front aspect window, radiator, storage cupboard with double doors over the staircase.

Shower Room

A recently fitted luxury shower suite comprising an oversized walk-in shower with shower mixer, rainfall showerhead, handheld shower attachment, glass screen with pivot panel, vanity wash hand basin with mixer taps over and storage beneath, heated towel radiator, LVT flooring, obscured rear aspect window, and downlighting. Separate toilet with low-level WC, obscured rear aspect window, radiator, LVT flooring.

OUTSIDE

To the front is a tarmac driveway providing off road parking.

To the rear is a wonderfully secluded garden which has a patio area joining the rear of the property, is mainly laid to lawn with stepping stones leading to a rear access gate, border planting, outside tap and a timber shed. There is a nearby **garage on block**.

Council Tax Band C

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

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