



Connells

Pelling Way
Broadbridge Heath Horsham

Pelling Way Broadbridge Heath Horsham RH12 3GW

for sale
£540,000



Property Description

A spacious and beautifully presented family home laid out over three floors and built by David Wilson Homes to a high specification.

The accommodation comprises cloakroom with low level WC and wash hand basin, Lounge/Dining Room with floor to ceiling windows and skylights, Kitchen with integrated appliances, a range of base and wall units with ample working surfaces.

The stairs rise to the first floor landing with two bedrooms both having built in wardrobes and en-suite facilities. Further stairs to second floor with two additional bedrooms and a family bathroom.

The south facing rear garden is low maintenance with artificial grass and a patio area. Gated access leads to the garage and two allocated parking spaces.

The property is situated on a popular and convenient development, close to excellent schools, transport links, shops and country walks.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

Ground Floor

Lounge / Diner

15' 4" (max) x 20' 1" (max)
(4.67m (max) x 6.12m (max))

Kitchen

14' (max) x 9' 2" (max)
(4.27m (max) x 2.79m (max))

Hall

9' 2" (max) x 6' 9" (max)
(2.79m (max) x 2.06m (max))

WC

Stairs To First Floor

Landing

7' 6" (max) x 10' 2" (max)
(2.29m (max) x 3.10m (max))

Bedroom 1

16' 2" (max) x 11' (max)
(4.93m (max) x 3.35m (max))

En-Suite

Bedroom 2

10' 2" (max) x 11' 8" (max)
(3.10m (max) x 3.56m (max))

En-Suite

Stairs To Second Floor

Landing

7' 6" (max) x 10' 2" (max)
(2.29m (max) x 3.10m (max))

Bedroom 3

16' 2" (max) x 11' 5" (max)
(4.93m (max) x 3.48m (max))

Bedroom 4

16' 2" (max) x 11' 4" (max)
(4.93m (max) x 3.45m (max))

Bathroom

External

Rear Garden

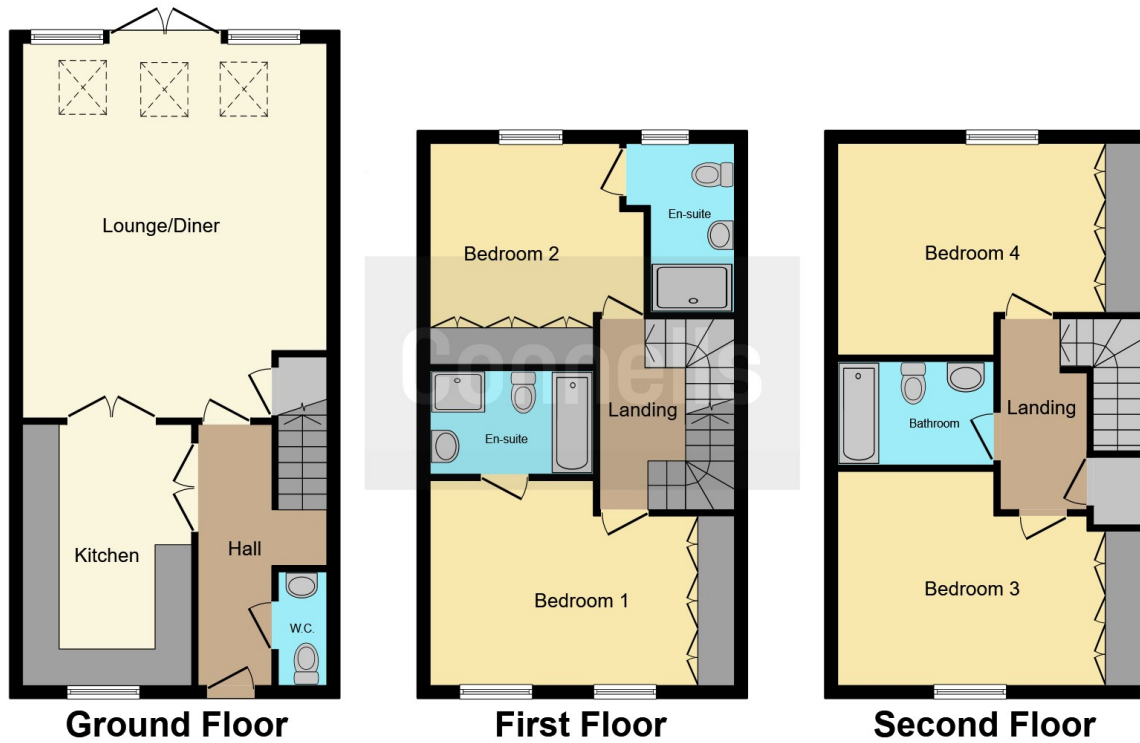
Garage

2 Allocated Parking Spaces









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: B

Tenure: Freehold

[check out more properties at connells.co.uk](http://www.connells.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH406863 - 0003