



Price
£550,000

Freehold

4x  3x  1x 

**Palmer Avenue,
Broadbridge Heath,
West Sussex, RH12**

OVER 60?

Secure this property
for up to **59% less!**

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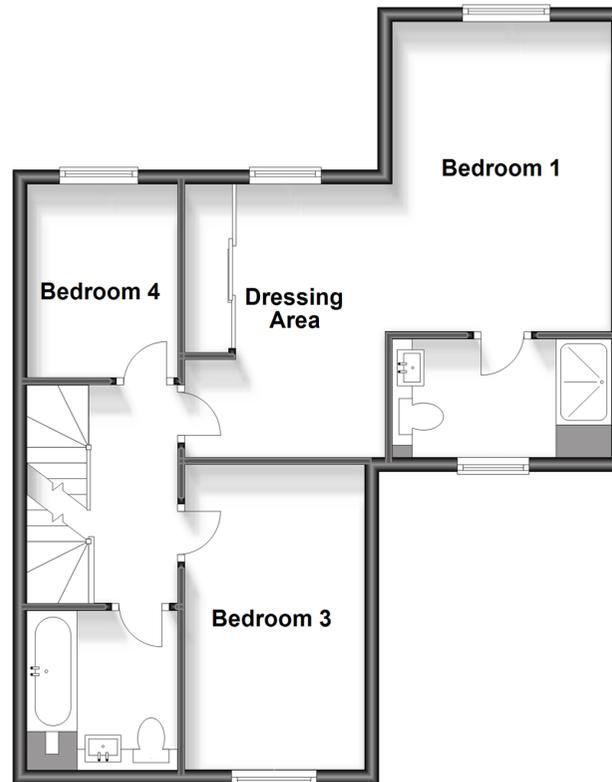
Ground Floor

Approx. 71.4 sq. metres (769.0 sq. feet)



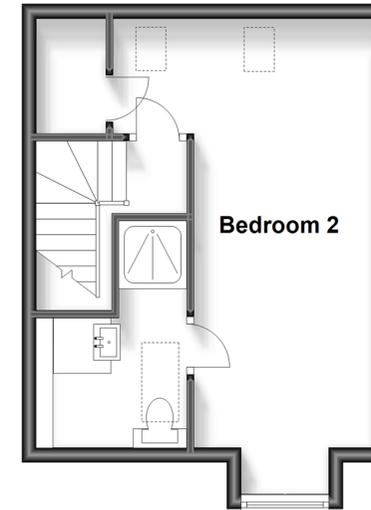
First Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



Second Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen : 15'9 at widest point x 6'9 (4.80m x 2.06m)

Lounge: 15'5 x 10'10 (4.70m x 3.30m)

Dining Area: 15'5 x 7'5 up to bay (4.70m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1: 14'2 x 10'0 (4.32m x 3.05m)

Dressing Area: 12'6 x 9'2 up to fitted wardrobes (3.81m x 2.80m)

En Suite Shower Room: 8'11 x 5'5 (2.72m x 1.65m)

Bedroom 4: 9'3 x 6'9 (2.82m x 2.06m)

Bedroom 3: 13'11 x 8'2 (4.24m x 2.49m)

Bathroom: 6'11 x 5'11 (2.11m x 1.80m)

SECOND FLOOR

Landing

Bedroom 2: 19'6 up to bay x 8'3 at narrowest point (5.95m x 2.52m)

En Suite Shower Room: 6'9 at widest point x 5'10 at widest point (2.06m x 1.78m)

OUTSIDE

Front & Rear Gardens

Integral Garage: 21'1 x 10'2 (6.43m x 3.10m)

Driveway



Main features

- A well loved and cared for family home
- Built by Countryside homes to their "Wakeford" design
- Popular location near to local shops, country walks and the main road links
- Shelley Primary and Tanbridge House school catchment area
- 5.8 kw solar system with 9.6kw Giv Energy battery and hybrid inverter included



Nearest Schools

Primary Schools: Shelley Primary 0.4 miles.
Secondary Schools: Tanbridge House School 08 miles.
Further Education: The College of Richard Collyer 2.8 miles.

Transport Information

Train Stations: Warnham 1.7 miles, Horsham 3.3 miles, Littlehaven 3.7 miles

Address

Palmer Avenue, Broadbridge Heath, West Sussex, RH12

Directions

For directions to this property please contact us.





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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(78)	B(88)

20917483/20231026/SEH/CB