



**Price**  
**£550,000**

**Freehold**

4x  3x  1x 

**Pelling Way,  
Broadbridge Heath,  
Horsham, West Sussex,  
RH12**

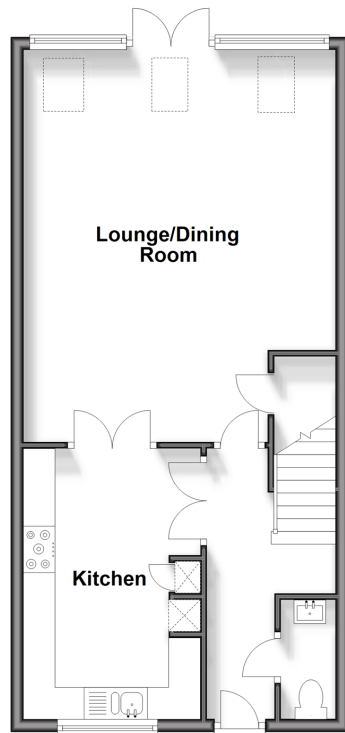
**OVER 60?**

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

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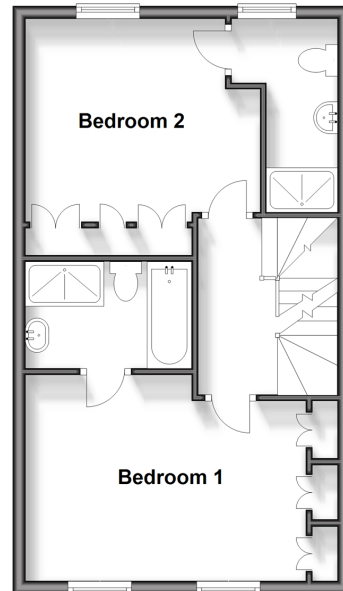
### Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



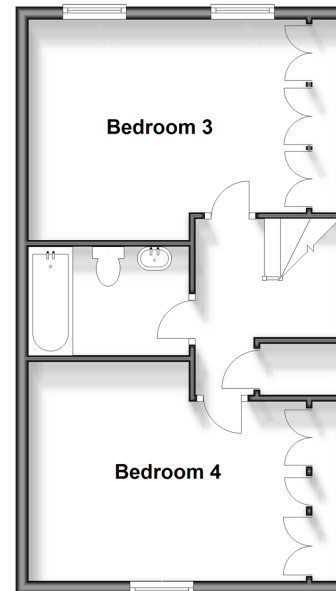
### First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



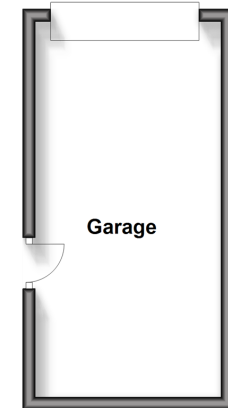
### Second Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### Outbuilding

Approx. 17.3 sq. metres (186.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 14'0 x 9'2 (4.27m x 2.80m)

Lounge/Dining Room: 20'2 at widest point x 16'2 at widest point (6.15m x 4.93m)

### FIRST FLOOR

Landing

Bedroom 1: 16'2 up to fitted wardrobes x 10'8 at widest point (4.93m x 3.25m)

En Suite Bathroom: 8'7 x 5'7 (2.62m x 1.70m)

Bedroom 2: 12'3 at widest point x 12'1 into fitted wardrobes (3.74m x 3.69m)

En Suite Shower Room: 9'0 x 3'9 up to door well (2.75m x 1.14m)

### SECOND FLOOR

Landing

Bedroom 3: 16'2 into fitted wardrobes x 11'6 at widest point (4.93m x 3.51m)

Bathroom: 8'5 x 5'7 (2.57m x 1.70m)

Bedroom 4: 16'2 into fitted wardrobes x 11'5 at widest point (4.93m x 3.48m)

### OUTSIDE

Garage/Currently used as a Gym: 19'5 x 9'8 (5.92m x 2.95m)

Off Road Parking

Front & Rear Garden



## Main features

- A substantial family home built by David Wilson homes in 2017
- Extensive accommodation, all bedrooms are doubles
- Beautifully presented
- Convenience of a garage & parking
- Landscaped low maintenance rear garden
- Just a short walk to the local shops, open countryside and Shelley Primary School

### Nearest Schools

Primary Schools: Shelley Primary 0.4 miles.  
Secondary Schools: Tanbridge House School 2.1 miles.  
Further Education: The College of Richard Collyer 2.8 miles.

### Transport Information

Train Stations: Warnham 1.7 miles, Horsham 3.3 miles, Littlehaven 3.6 miles

### Address

Pelling Way, Broadbridge Heath, Horsham, 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.



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