



Price
£550,000

Freehold

4x  3x  1x 

**Ellis Road, Broadbridge
Heath, Horsham, West
Sussex, RH12**

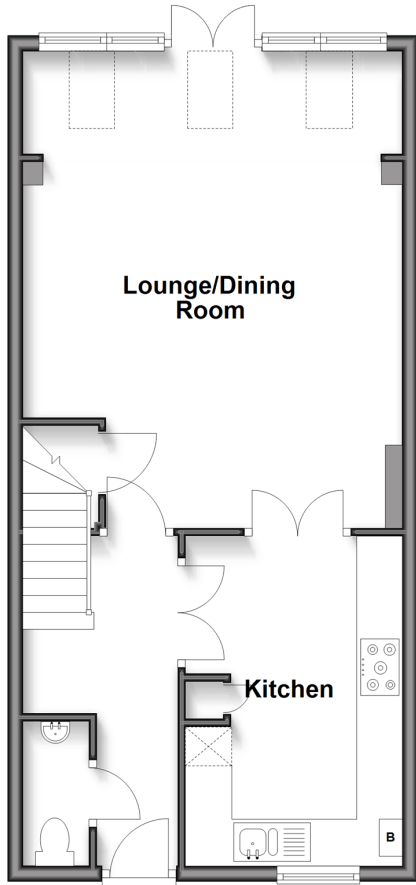
OVER 60?

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for up to **59% less!**

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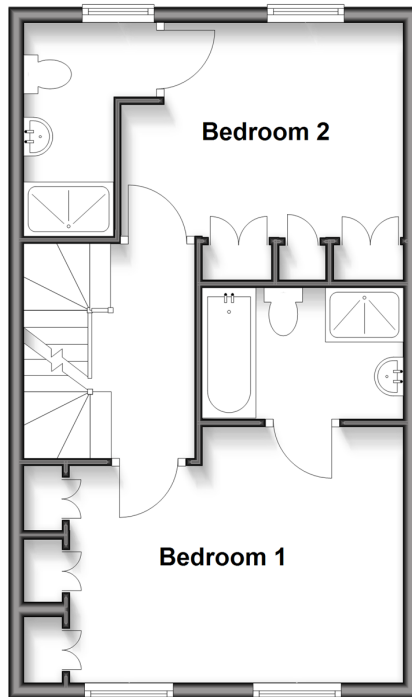
Ground Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



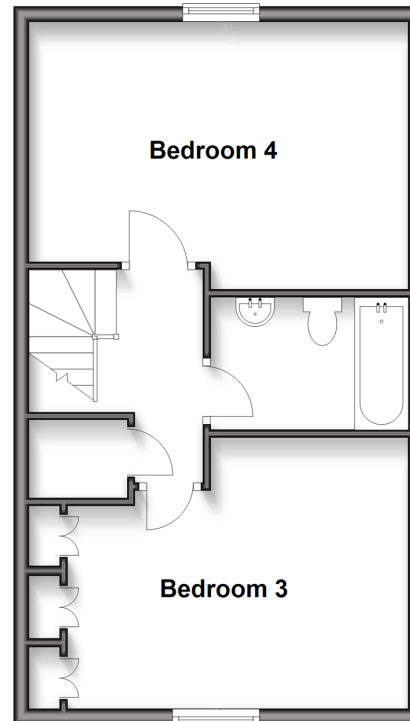
First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Second Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 13'11 x 9'3 (4.24m x 2.82m)

Lounge/Dining Room: 20'3 at widest point x 16'2 at widest point (6.18m x 4.93m)

FIRST FLOOR

Landing

Bedroom 2: 12'0 x 12'0 into fitted wardrobes (3.66m x 3.66m)

En Suite Shower Room: 9'0 x 3'10 (2.75m x 1.17m)

Bedroom 1: 16'2 into fitted wardrobes x 10'10 (4.93m x 3.30m)

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

SECOND FLOOR

Landing

Bedroom 3: 16'2 at widest point x 11'5 at widest point (4.93m x 3.48m)

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

Bedroom 4: 16'2 at widest point x 11'6 at widest point (4.93m x 3.51m)

OUTSIDE

Garage: 20'2 x 9'8 (6.15m x 2.95m)

Allocated Parking

Rear Garden



Main features

- Beautifully presented town house
- Spacious bedrooms and luxury of 2 en suites
- Convenience of a garage and parking space
- Good size kitchen with double doors into the spacious lounge/ diner
- Near to the main road network and plentiful public footpaths and the Downs Link



Nearest Schools

Primary Schools: Shelley Primary 0.4 miles, Arunside School, Horsham 1.1 miles, St John's Catholic Primary 1.1 miles.
Secondary Schools: Tanbridge House School 0.6 miles, Farlington School 1.5 miles, Christ's Hospital 1.5 miles



Transport Information

Train Stations: Christs Hospital 1.0 miles, Horsham 2.0 miles, Warnham 2.4 miles



Address

Ellis Road, 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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