



**Price**  
**£500,000**

**Freehold**

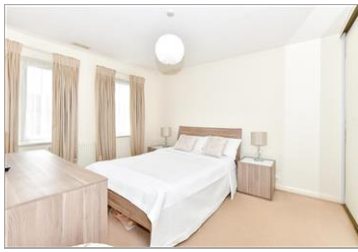
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**Shelley Drive,  
Broadbridge Heath,  
West Sussex, RH12**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain
- Family home with double storey rear extension and beautiful kitchen breakfast room
- Family bathroom and en-suite also in fantastic condition
- Lovely sunny rear garden
- Great location with Shelley Primary and Tanbridge House Schools nearby

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 16'8 x 10'8 (5.08m x 3.25m)
- Dining Room: 18'6 x 8'10 (5.64m x 2.69m)
- Kitchen: 18'6 x 8'3 (5.64m x 2.52m)

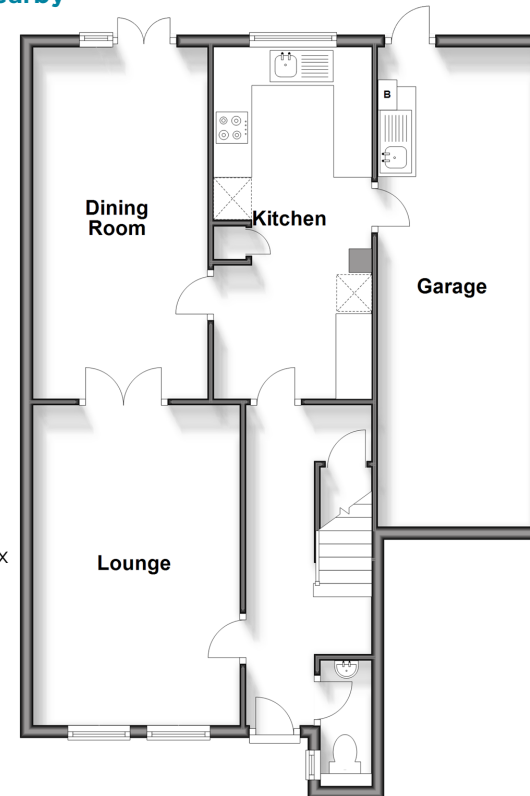
### FIRST FLOOR

- Landing
- Bedroom 1: 14'7 into fitted wardrobes x 10'5 (4.45m x 3.18m)
- En Suite Shower Room: 9'6 x 6'9 (2.90m x 2.06m)
- Bedroom 4: 9'10 x 7'5 (3.00m x 2.26m)
- Bathroom: 6'8 x 5'4 (2.03m x 1.63m)
- Bedroom 3: 10'6 at widest point x 8'7 (3.20m x 2.62m)
- Bedroom 2: 10'6 x 8'7 (3.20m x 2.62m)

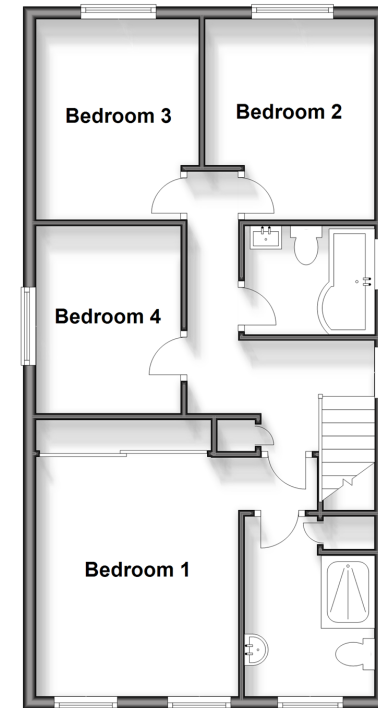
### OUTSIDE

- Garage/Workshop: 25'0 x 8'0 (7.63m x 2.44m)
- Front & Rear Garden
- Off Street Parking

Ground Floor  
Approx. 78.2 sq. metres (841.2 sq. feet)



First Floor  
Approx. 57.9 sq. metres (622.9 sq. feet)



Call Horsham - 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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.



21003144/20240513/SEH/CB