



**17 Wells Croft, Broadbridge Heath, West Sussex, RH12 3GX**

**Guide Price £600,000 - £625,000**

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## In brief...

- 4 well proportioned bedrooms
- Immaculately presented and spacious home
- Built in 2015 by David Wilson Homes
- Driveway and garage with power
- Private corner plot garden
- Master bedroom with en suite
- Utility room
- Quiet and tucked away position on development
- Close to schools, transport links, country walks and shopping facilities

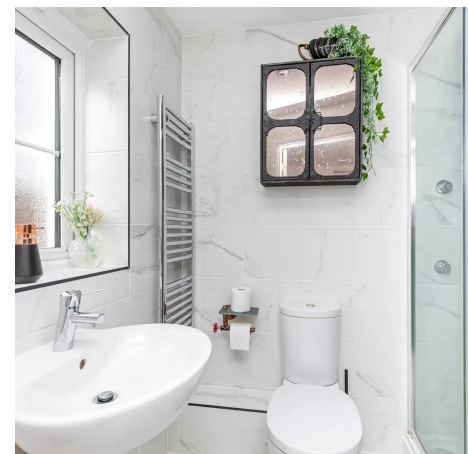
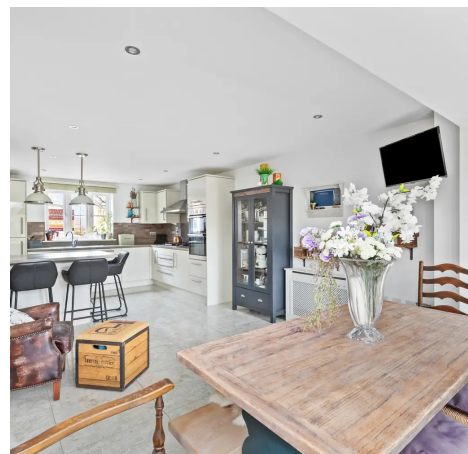
A beautifully presented 4 bedroom detached house, built in 2015 by David Wilson Homes with 25'1 × 12'5 kitchen/dining room, en suite, driveway, garage and private corner plot garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## In more detail...

A beautifully presented 4 bedroom detached house, built in 2015 by David Wilson Homes with 25'1 x 12'5 kitchen/dining room, en suite, driveway, garage and private corner plot garden. The property is situated on a popular and conveniently located development, close to excellent schools, major transport links, beautiful country walks, shopping facilities and Horsham town centre.

The accommodation comprises: entrance hallway with storage, cloakroom and well proportioned sitting room with bio-ethanol feature fireplace and double doors onto the garden. The 25'1 x 12'5 kitchen/dining room is fitted with an attractive range of units, integrated appliances, breakfast bar, double doors onto the garden and useful utility room. On the first floor there is a master bedroom with ample fitted wardrobes and en suite shower room. There are 3 further good sized bedrooms with storage and modern family bathroom.

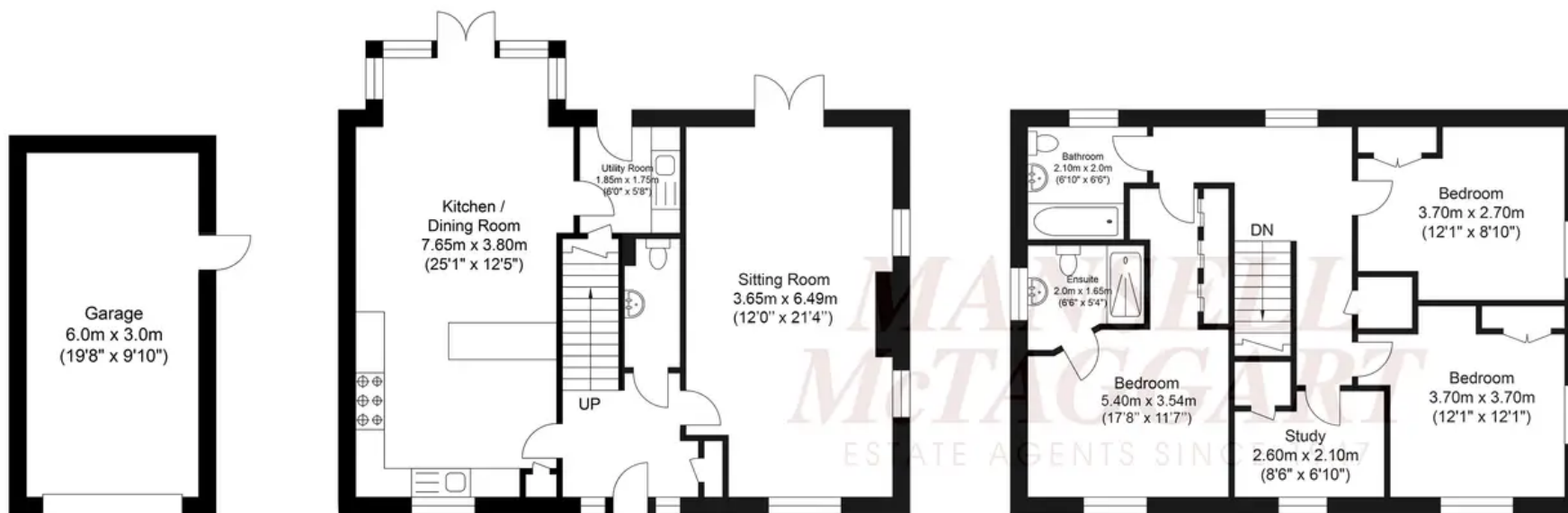
Benefits include: double glazed windows, gas fired central heating to radiators (boiler located in the utility room), underfloor heating to sitting room, Karndean flooring and fibre optic broadband.

A driveway provides parking, leading to the 19'8 x 9'10 garage with eaves storage, power and opportunity to convert into a gym or office, if required. There is scope to create an additional parking space, similar to neighbouring properties. The 52' x 50' corner plot garden offers an excellent degree of privacy and is predominantly lawned with well stocked borders, 2 paved seating areas, small pond and side access.

## The location...

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5\* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.





Garage  
Approximate Floor Area  
193.75 sq ft  
(18.0 sq m)

Ground Floor  
Approximate Floor Area  
709.34 sq ft  
(65.9 sq m)

First Floor  
Approximate Floor Area  
657.67 sq ft  
(61.1 sq m)

Approximate Gross Internal Area (Excluding Garage) = 127.18 sq m / 1369 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Mansell McTaggart

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