



59 Carter Drive, Broadbridge Heath, West Sussex, RH12 3GZ

Guide Price £390,000 - £400,000

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In brief...

- 3 well proportioned bedrooms
- End of terrace house
- Built in 2016 by Bovis Homes
- Master bedroom with en suite
- No onward chain
- Private garden
- 2 allocated parking spaces
- Popular and convenient development
- Close to schools, transport links, country walks and shops

A good sized and well positioned 3 bedroom end of terrace house, built in 2016 by Bovis Homes with en suite, 2 allocated parking spaces, private garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





In more detail...

A good sized and well positioned 3 bedroom end of terrace house, built in 2016 by Bovis Homes with en suite, 2 allocated parking spaces, private garden and no onward chain. The property is situated in a quiet position on this popular development, close to excellent schools, major transport links, shopping facilities and beautiful country walks.

The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with double doors onto the garden and kitchen fitted with an attractive range of units and integrated appliances. Upstairs there is access into the loft which lends itself for conversion. There is a master bedroom with fitted wardrobes and en suite shower room. There are 2 further well proportioned bedrooms and family bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), fibre-optic broadband and remainder of 10 year NHBC guarantee. There are 2 allocated parking spaces to the front of the property. The 29' x 16' rear garden is lawned with patio, timber-framed shed and side access.

NB Site Charge: £120.63 every 6 months.

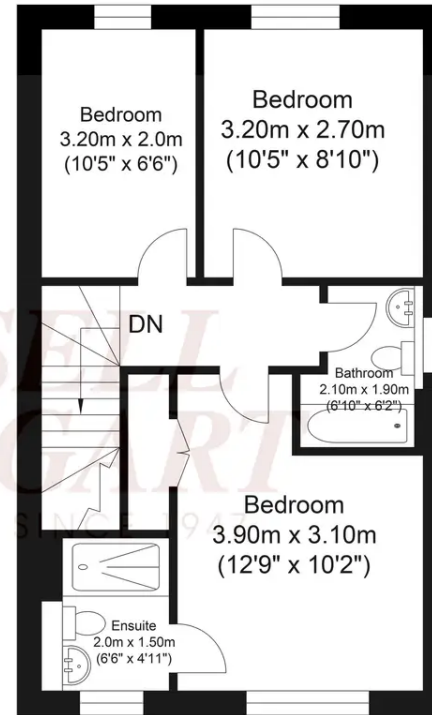
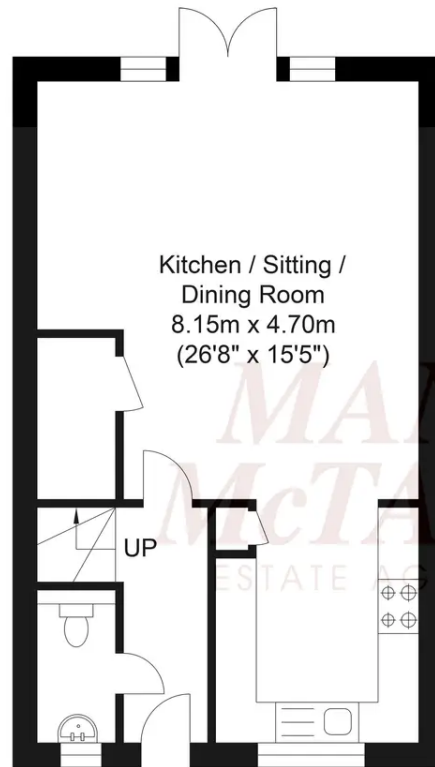
Location...

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.





Ground Floor
 Approximate Floor Area
 412.36 sq ft
 (38.31 sq m)

First Floor
 Approximate Floor Area
 412.36 sq ft
 (38.31 sq m)

Approximate Gross Internal Area = 76.62 sq m / 824.73 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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