



1 Wells Croft, Broadbridge Heath, West Sussex, RH12 3GX

Guide Price £475,000 - £500,000

**MANSELL
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In brief...

- 3/4 double sized bedrooms
- 1/2 reception rooms
- 3 storey end of terrace house
- Built in 2015 by David Wilson Homes
- Driveway and garage
- No onward chain
- Part walled private garden
- Master bedroom with en suite
- Popular and conveniently located development
- Balcony

A versatile and immaculately presented 3/4 double bedroom, 1/2 reception room, 3 storey end of terrace house, built in 2015 by David Wilson Homes with en suite, balcony, driveway, garage, private garden and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





In more detail...

A versatile and immaculately presented 3/4 double bedroom, 1/2 reception room, 3 storey end of terrace house, built in 2015 by David Wilson Homes with en suite, balcony, driveway, garage, private garden and no onward chain. The property is situated on a popular development, close to excellent schools, major transport links, stunning walks and shopping facilities.

The accommodation comprises: entrance hallway with fitted shoe storage, cloakroom and bay fronted bedroom 4/family room with fitted storage. The kitchen/dining room is fitted with an attractive range of gloss units, integrated appliances, island that seats 4, water softener, utility cupboard and double doors onto the private garden. On the first floor there is a well proportioned guest bedroom with ample fitted wardrobes, family bathroom and sitting room with access onto the balcony which overlooks the garden. On the second floor there is a further double sized bedroom with fitted wardrobes and master bedroom which is equipped with 2 sets of wardrobes and en suite shower room.

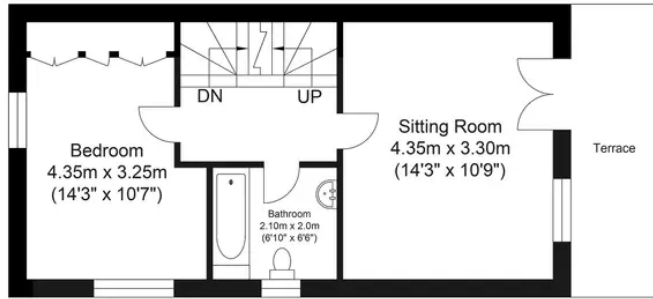
Benefits include double glazed windows, fitted blinds, fibre-optic broadband and gas fired central heating to radiators (boiler located in the utility cupboard).

A driveway provides parking for 1 vehicle, leading to the garage with battery operated up and over door. The 29' x 16' part walled garden offers a good degree of privacy and is predominantly paved patio with power supply, electric powered awning and gate to rear.

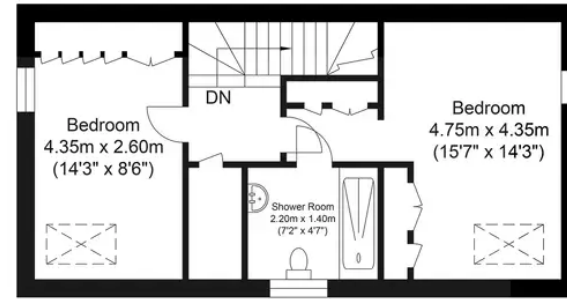
The location...

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.

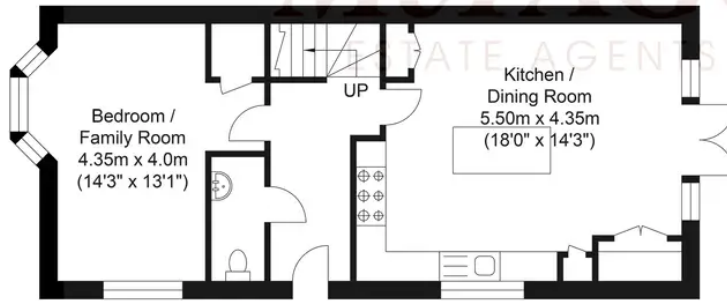




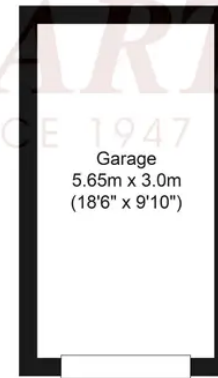
First Floor
Approximate Floor Area
416.67 sq ft
(38.71 sq m)



Second Floor
Approximate Floor Area
416.67 sq ft
(38.71 sq m)



Ground Floor
Approximate Floor Area
501.59 sq ft
(46.60 sq m)



Garage
Approximate Floor Area
182.44 sq ft
(16.95 sq m)



Approximate Gross Internal Area (Excluding Garage) = 124.02 sq m / 1334.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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