



15 Low Weald Lane, Broadbridge Heath, West Sussex, RH12 3XW

Guide price £400,000 - £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 3 well proportioned bedrooms
- Mid terraced house
- Master bedroom with en suite
- South facing garden
- 2 allocated parking spaces (one covered)
- Remainder of 10 year NHBC guarantee
- Popular village location
- Close to transport links, excellent schools, shopping facilities and the Downs Link
- Built in 2020 by Abbey Homes

A well presented 3 bedroom mid terraced house, built in 2020 by Abbey Homes with en suite, 2 allocated parking spaces and south facing garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





In more detail...

A well presented 3 bedroom mid terraced house, built in 2020 by Abbey Homs with en suite, 2 allocated parking spaces and south facing garden. The property is situated in this ever so popular village, within striking distance of excellent schools, major transport links, shopping facilities and the Downs Link.

The accommodation comprises: entrance hallway with storage, cloakroom, sitting room and kitchen/dining fitted with an attractive range of units, integrated appliances and French doors onto the south facing garden. On the first floor there is a well proportioned master bedroom with recess which is ideal for fitted wardrobes and en suite shower room. There are 3 further good sized bedrooms and family bathroom.

Benefits include double glazed windows, fibre-optic broadband, remainder of 10 year NHBC guarantee and gas fired central heating to radiators (combination boiler located in the kitchen/dining room).

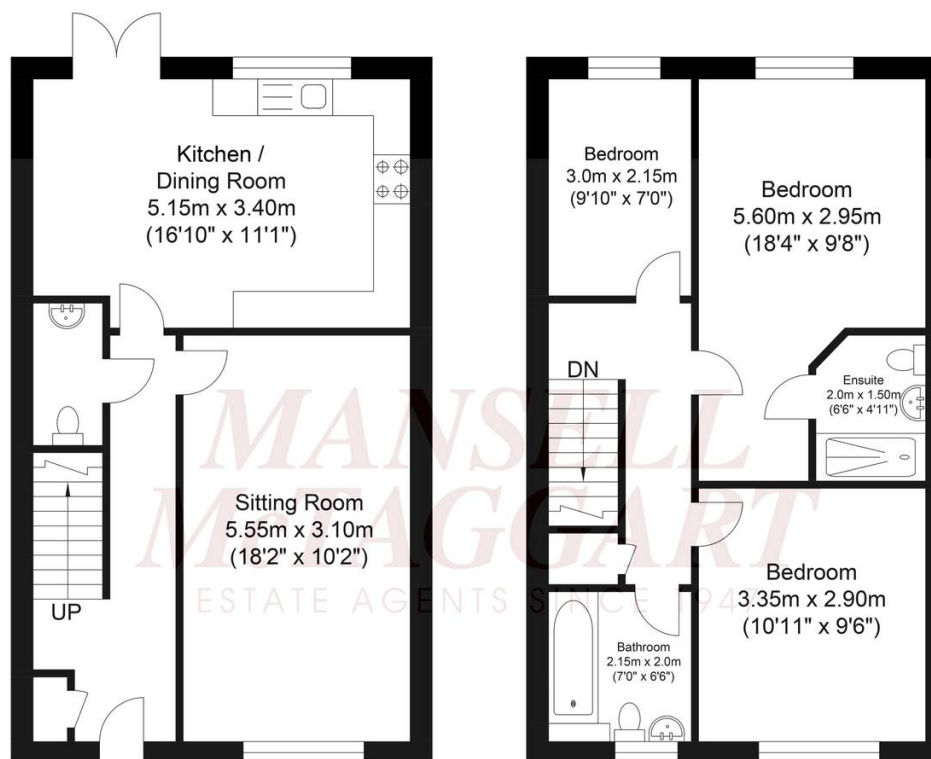
There are 2 allocated parking spaces (1 covered) nearby. The 29' X 16' south facing garden is predominantly lawned with paved patio, shed and rear access which leads to the parking area.

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.





Ground Floor
 Approximate Floor Area
 501.70 sq ft
 (46.61 sq m)

First Floor
 Approximate Floor Area
 501.70 sq ft
 (46.61 sq m)

Approximate Gross Internal Area = 93.22 sq m / 1003.41 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

26 Carfax, Horsham, West Sussex, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL
 McTAGGART**
 — Trusted since 1947 —