



36 Heydon Way, Broadbridge Heath, RH12 3GN

Guide Price **£725,000 – £750,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 double sized bedrooms
- Flexible and spacious 3 storey detached house
- Built in 2014 by Countryside Properties
- Part walled west facing garden
- Quiet position opposite village green
- Impressive master bedroom suite
- Great sized vaulted kitchen/dining room
- Fantastic hobbies/games/family room
- 4 bath/shower rooms

A flexible and well located 5 double bedroom, 2 reception room, 3 storey detached house, built in 2014 by Countryside Properties with 4 bath/shower rooms, driveway, private west facing garden and no onward chain

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





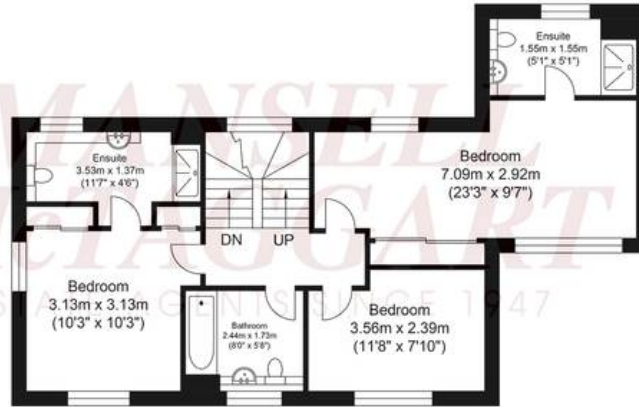
A flexible and well located 5 double bedroom, 2 reception room, 3 storey detached house, built in 2014 by Countryside Properties with 4 bath/shower rooms, driveway, private west facing garden and no onward chain. The property is situated in a quiet position, opposite the village green and within easy access of major transport links, excellent schools, shopping facilities and the Downs Link. The accommodation comprises: entrance hallway, cloakroom and well proportioned sitting room with feature fire and double doors onto the garden. The bay fronted vaulted kitchen/dining room is fitted with an attractive range of units, breakfast bar, Smeg integrated appliances and French doors onto the garden. On the first floor there is an impressive master bedroom with dressing area, fitted wardrobes and en suite shower room. A guest bedroom is equipped with fitted wardrobes and en suite shower room. A further double sized bedroom and bathroom make up the remainder of this floor. On the second floor there are 2 additional double sized bedrooms and shower room. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the garage) and fibre-optic broadband. A driveway provides parking for 1 vehicle, leading to the garage store. There is an opportunity to extend the driveway to the front and side of the property. The 21' X 9' gym/hobbies/study room is ideal for multiple purposes and is kitted out with bar, utility area and doors onto the entertaining area. The 42' X 39' part walled garden is predominantly lawned with paved patio, decked seating, power supply and gate to side. Site charge £191.51 every 6 months.

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.

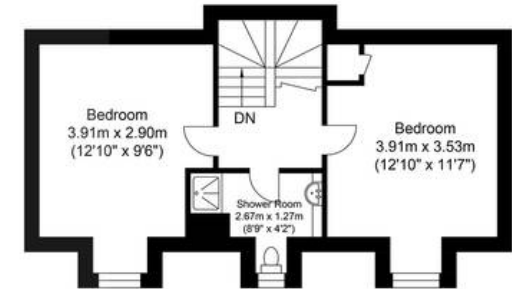




Ground Floor
Approximate Floor Area
965.52 sq ft
(89.70 sq m)



First Floor
Approximate Floor Area
661.98 sq ft
(61.50 sq m)



Second Floor
Approximate Floor Area
426.25 sq ft
(39.60 sq m)

Approximate Gross Internal Area = 190.80 sq m / 2053.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

