



## 2 Wells Croft, Broadbridge Heath, West Sussex, RH12 3GX

Guide Price £550,000

**MANSELL  
McTAGGART**  
Trusted since 1947

- 4 bedrooms
- 3 storey end of terrace house
- Built in 2015 by David Wilson Homes
- Driveway and garage with power
- Low maintenance garden
- Master bedroom with en suite
- Flexible accommodation
- Popular and well located development
- Close to schools, Downs Link, transport links and shops

A well presented and flexible 4 bedroom, 3 storey end of terrace house, built in 2015 by David Wilson Homes with en suite, balcony, private garden, driveway and garage

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A well presented and flexible 4 bedroom, 3 storey end of terrace house, built in 2015 by David Wilson Homes with en suite, balcony, private garden, driveway and garage. The property is situated on a popular and well located development, close to excellent schools, major transport links, shopping facilities and beautiful walks via Downs Link..

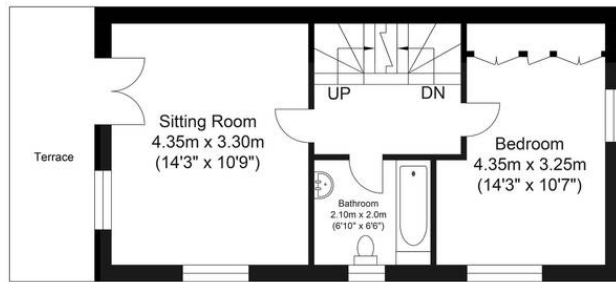
The accommodation comprises: entrance hallway, cloakroom, bay fronted bedroom/family room with storage and kitchen/dining room fitted with an attractive range of units, integrated appliances, Quartz work surfaces, utility cupboard and double doors onto the garden. On the first floor there is a sitting room with French doors onto the private balcony, family bathroom and double aspect double sized guest bedroom with a range of fitted wardrobes. On the second floor there is a shelved airing cupboard, a double bedroom and master bedroom with 2 sets of bespoke wardrobes and en suite shower room.

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

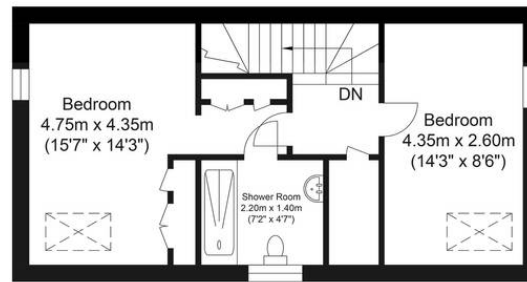
A driveway provides parking for 1 vehicle, leading to the garage with power, eaves storage and electric door. The part walled garden is ideal for those requiring low maintenance and is predominantly paved with rear access.

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.





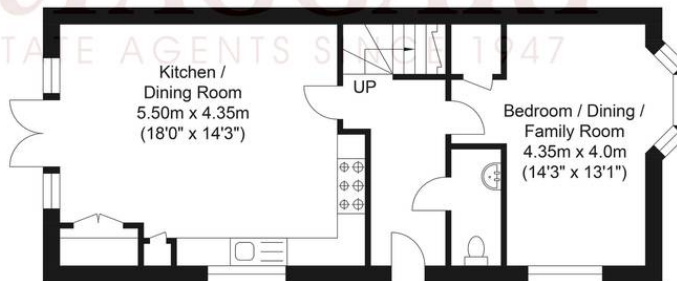
First Floor  
Approximate Floor Area  
416.67 sq ft  
(38.71 sq m)



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



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



Ground Floor  
Approximate Floor Area  
501.59 sq ft  
(46.60 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.

## Mansell McTaggart Horsham

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