



113 Churchill Way, Broadbridge Heath, RH12 3TY

In Excess of £565,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 well proportioned bedrooms
- Beautifully presented link detached house of 1,422 sq ft
- Stunning fully fitted new kitchen
- Impressive master bedroom with dressing area and en suite
- Private and low maintenance garden
- Study/office with internet and power
- Close to the Downs Link
- Near to transport links, schools and shopping facilities
- Driveway and garage with power

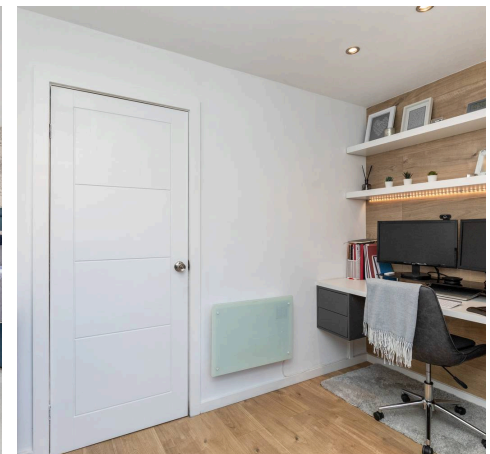
A beautifully presented and high specification 3 bedroom link detached house, built in 2019 by Countryside Properties with impressive master bedroom suite, driveway, garage, office and professionally landscaped garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



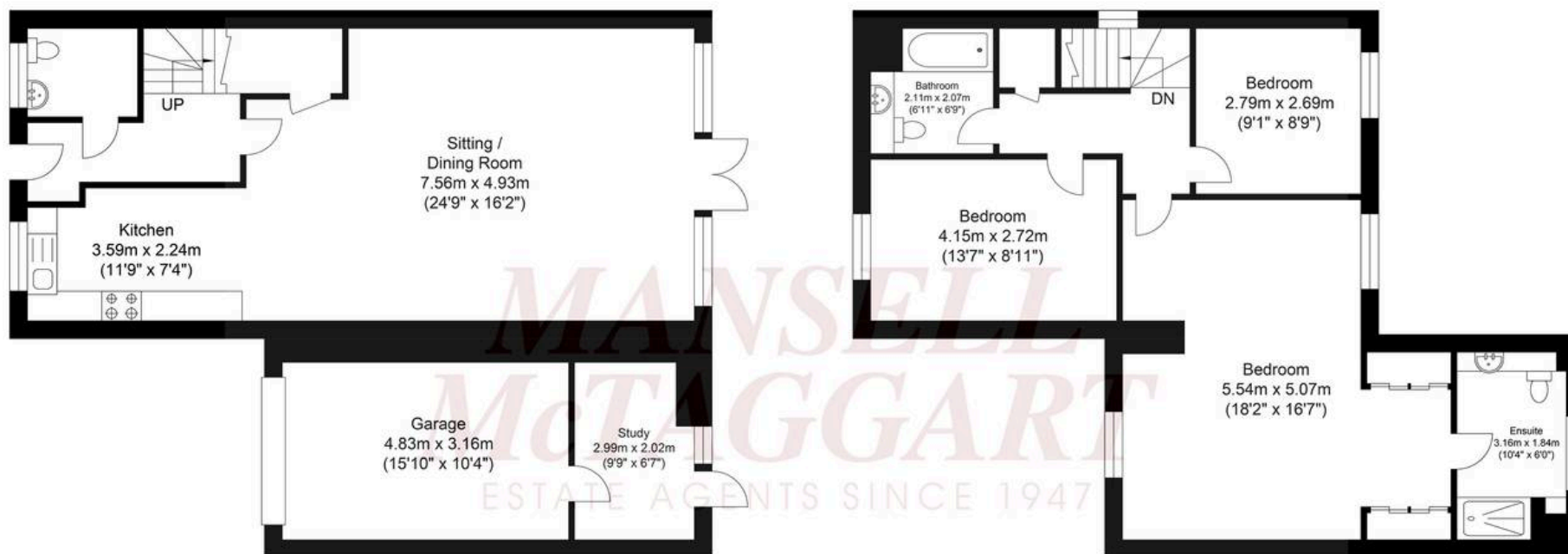


A beautifully presented and high specification 3 bedroom link detached house of 1,422 sq ft, built in 2019 by Countryside Properties with impressive master bedroom suite, driveway, home office and professionally landscaped garden. The property is situated on a popular development, close to excellent schools, major transport links, shopping facilities and the Downs Link with stunning walking trails. The accommodation comprises: entrance hallway, cloakroom fitted with Roca, sitting/dining room with built-in storage, French doors onto the garden and kitchen refitted with a fantastic selection of units, Quartz work surfaces and Bosch integrated appliances which include oven, combination oven, induction hob, extractor, washing machine, dishwasher and fridge/freezer. On the first floor there is a decadent master bedroom with dressing area and en suite shower room. There are 2 further well proportioned bedrooms and family bathroom. The 29' x 26' part walled rear garden has been meticulously landscaped to create an all year round entertaining/play space and offers an excellent degree of privacy. The garden has been laid to a high grade artificial lawn and substantial paved patio. A well designed office/study with power and internet offers those with hybrid work needs a perfect separation from home-life. A driveway provides parking for 1 vehicle, leading to the garage with roller shutter door. Benefits include double glazed windows, remainder of 10 year NHBC guarantee, fibre-optic broadband, re-decorated in Farrow & Ball and Amtico flooring.

NB. site charge £328.56 per annum

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
808.47 sq ft
(75.11 sq m)

First Floor
Approximate Floor Area
614.18 sq ft
(57.06 sq m)

Approximate Gross Internal Area (Including Garage) = 132.17 sq m / 1422.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.