



**5 Worsfield Road, Broadbridge Heath, RH12 3TU**

**Guide Price £400,000 – £415,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 good sized bedrooms
- Built in 2014 by Bovis Homes
- Well presented mid terraced house
- Vendor suited
- Master bedroom with en suite
- 2 allocated parking spaces in car barn
- Landscaped low maintenance garden
- Close to Downs Link
- Popular development close to amenities

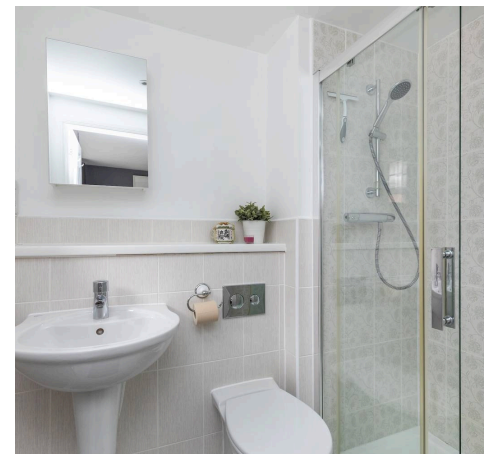
A beautiful presented and well located 3 bedroom mid terraced house, built in 2014 by Bovis Homes with en suite, covered parking for 2 vehicles and private landscaped garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







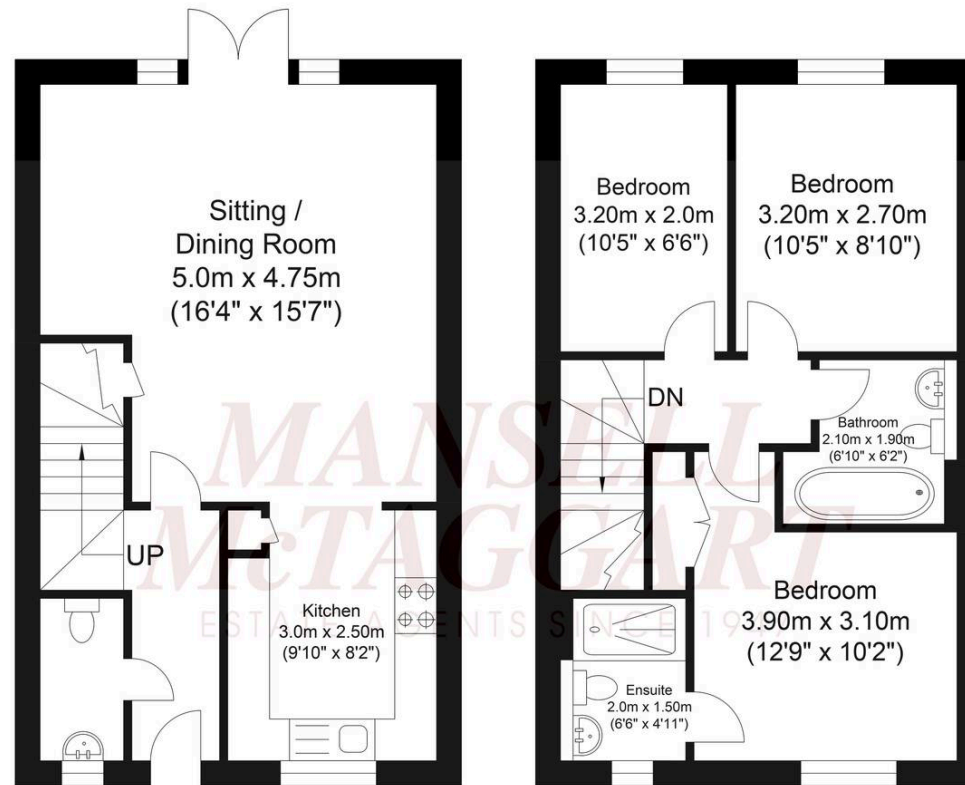
A beautifully presented and well located 3 bedroom mid terraced house, built in 2014 by Bovis Homes with en suite, covered parking for 2 vehicles and private landscaped garden. The property is situated on this ever so popular development, close to excellent schools, major transport links, shopping facilities and beautiful walks along the Downs Link. The accommodation comprises: entrance hallway, cloakroom/wc and sitting/dining room with fitted store/airing cupboard and French doors onto the garden. The kitchen is fitted with an attractive range of units and integrated appliances. Upstairs there is a well proportioned master bedroom with fitted wardrobes and en suite shower room. There are 2 further good sized bedrooms (1 double & 1 single) and family bathroom. Benefits include double glazed windows, fibre-optic broadband and gas fired central heating to radiators (boiler located in the kitchen). There are 2 allocated parking spaces within a detached open car barn to the rear of the property. The 42' x 16' rear garden has been landscaped and ideal for those looking for a low maintenance entertaining area. The garden is laid to a high grade artificial lawn, paved patio with power and water supply, shed with power, some new fencing and rear access. NB. Site charge £319.87 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  
414.19 sq ft  
(38.48 sq m)

First Floor  
Approximate Floor Area  
414.19 sq ft  
(38.48 sq m)

Approximate Gross Internal Area = 76.96 sq m / 828.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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