



19 Cheesmer Way, Broadbridge Heath, RH12 3UY

Guide Price **£725,000 – £750,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 double sized bedrooms
- Superbly presented and peacefully located 3 storey detached house
- 4 bath/shower rooms (2 en suite)
- Driveway for 2 vehicles and double length garage with potential to convert
- South east facing part walled garden
- Within striking distance of the Downs Link - ideal for dog walks
- Built in 2017 by Countryside Properties with remainder of new build guarantee
- Excellent school catchment and close to transport links, shops and Horsham
- Newly installed solar panels which create a steady income
- Fantastic vaulted kitchen/dining/family room

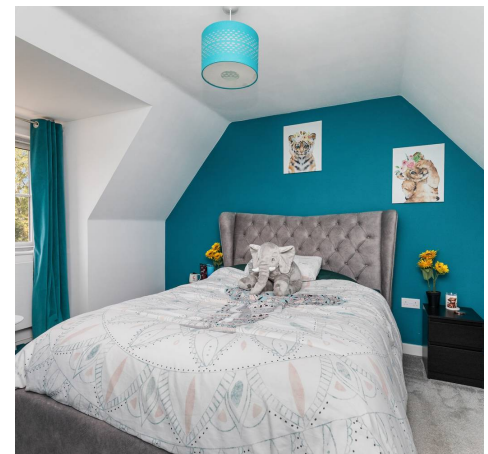
A beautifully presented and spacious 5 double bedroom, 4 bath/shower room, 3 storey detached house, built in 2017 by Countryside Properties with driveway for 2 vehicles, 36'2 x 9'11 garage and south east facing part walled garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

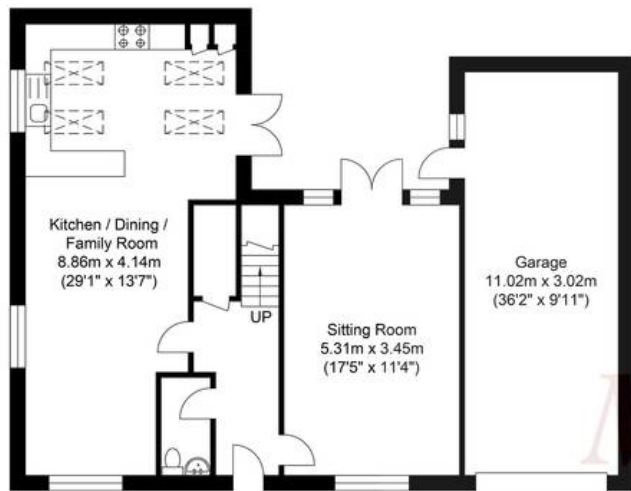




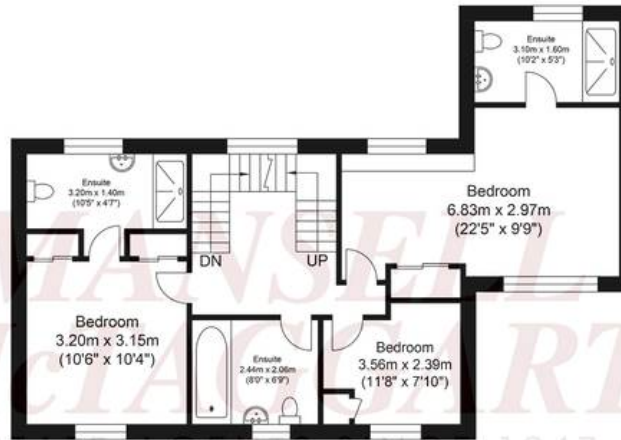
A beautifully presented and spacious 5 double bedroom, 4 bath/shower room, 3 storey detached house, built in 2017 by Countryside Properties with driveway for 2 vehicles, 36'2 × 9'11 garage and south east facing part walled garden. The accommodation comprises: entrance hallway with under stairs storage, cloakroom with ample storage for shoes and coats, sitting room with French doors onto the garden and impressive vaulted kitchen/dining/family room fitted with an attractive range of units, stone work surfaces, Franke sink, water softener, integrated Smeg appliances which include induction hob, extractor, oven, combination oven, fridge/freezer, dishwasher, washing machine and double doors onto the entertaining area. On the first floor there is a decadent principal bedroom with dressing area, fitted wardrobes and en suite shower room. A guest bedroom is equipped with 2 sets of fitted wardrobes and en suite shower room. There is a further double sized bedroom and family bathroom which completes this floor. On the second floor there are 2 double bedrooms (one with bespoke fitted wardrobes by Hammonds), airing cupboard) and shower room. Benefits include Amtico flooring, double glazed windows, remainder of NHBC guarantee, fibre-optic broadband, megaflo water system, gas fired central heating to radiators (boiler located in garage) and zoned thermostat heating. The sellers has installed 18 solar panels, a solar boost and storage for 4 batteries (10.2 kilowatt total) in 2023. In 2025 the gas bill has been in region of £400 and the electricity just £375 to date. A driveway provides parking for 2 vehicles, leading to the 36'2 × 9'11 garage with power, utility area and opportunity to convert into a gym or office, if required. The driveway could be widened to create an additional 2 parking spaces. The 40' x 32' part walled south east facing garden is predominantly lawned with substantial paved patio and stocked border.

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.

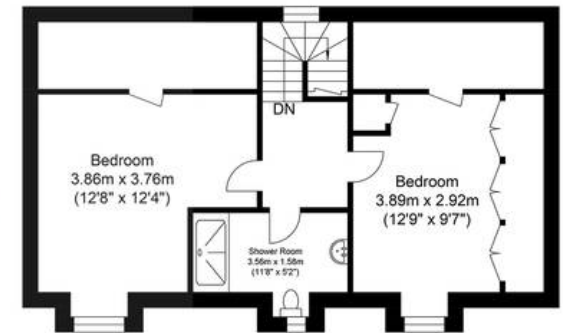




Ground Floor
Approximate Floor Area
800.18 sq ft
(74.34 sq m)



First Floor
Approximate Floor Area
648.41 sq ft
(60.24 sq m)



Second Floor
Approximate Floor Area
582.54 sq ft
(54.12 sq m)



Approximate Gross Internal Area (Including Garage) = 188.70 sq m / 2031.15 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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