



46 Heydon Way, Broadbridge Heath, RH12 3GN

Guide Price **£570,000 – £585,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Well presented detached house built in 2014
- Impressive principal bedroom suite
- Driveway and garage
- Private corner plot garden
- Popular and conveniently located development
- Superb open plan sitting/dining room
- Scope to convert loft and garage
- No onward chain

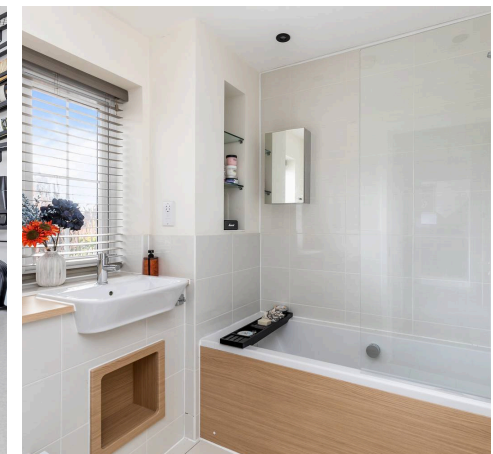
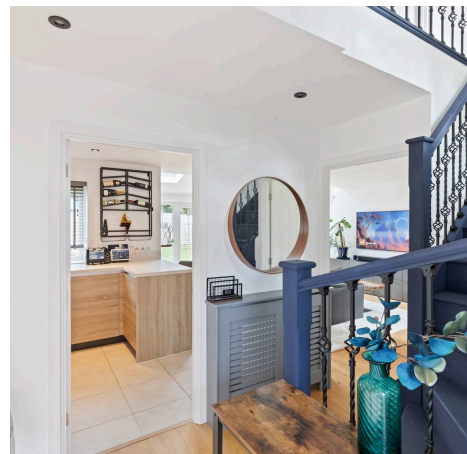
A well presented and conveniently located 3 bedroom detached house, built in 2014 by Countryside Properties with fantastic principal bedroom suite, driveway, garage, private corner plot garden and no onward chain.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A well presented and conveniently located 3 bedroom detached house, built in 2014 by Countryside Properties with fantastic principal bedroom suite, driveway, garage, private corner plot garden and no onward chain.

The property is situated on this ever so popular development, within striking distance of excellent schools, major transport links, shops and the Downs Link.

The accommodation comprises: entrance hallway, cloakroom, sitting/dining room with French doors onto the garden and kitchen fitted with an attractive range of units and integrated appliances that include oven, combination microwave, hob, extractor, dishwasher, fridge and freezer.

On the first floor there is access into the part boarded loft which could be converted, similar to neighbouring properties.

There is an impressive principal bedroom with dressing area, fitted wardrobes and en suite shower room.

A further 2 good sized bedrooms and family bathroom complete the first floor.

Benefits include double glazed windows, zoned gas fired central heating to radiators (Newly fitted Vaillant boiler located in the garage), fingerprint/key code front door, Nest thermostat, megaflo water system and fibre-optic broadband.

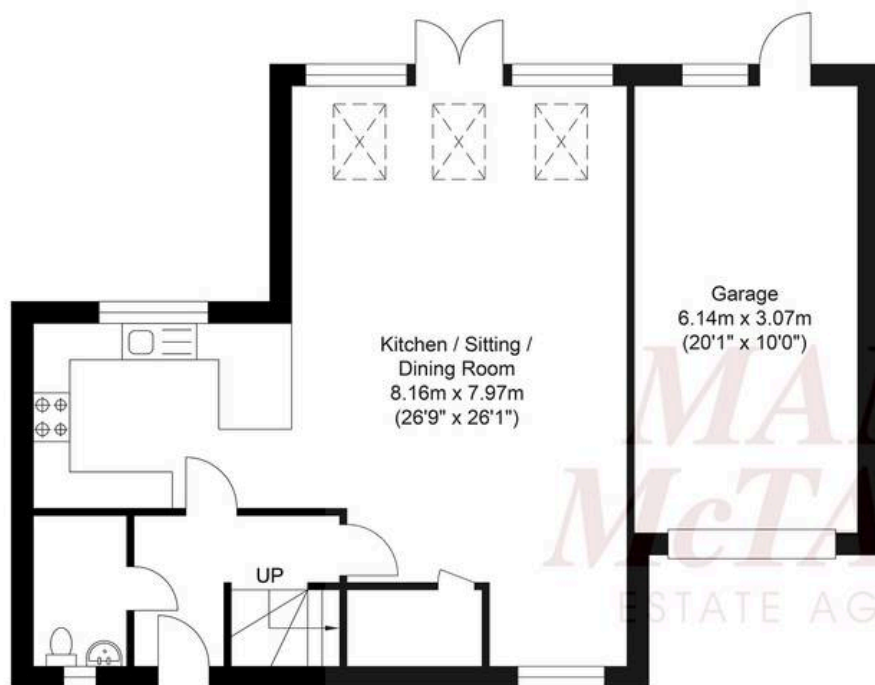
A driveway provides parking for 1 vehicle, leading to the garage with power and potential to convert into an additional reception room or bedroom.

The 53' x 53' (maximum measurement) corner plot garden offers an excellent degree of privacy and is predominantly lawned with borders, paved patio and side access.

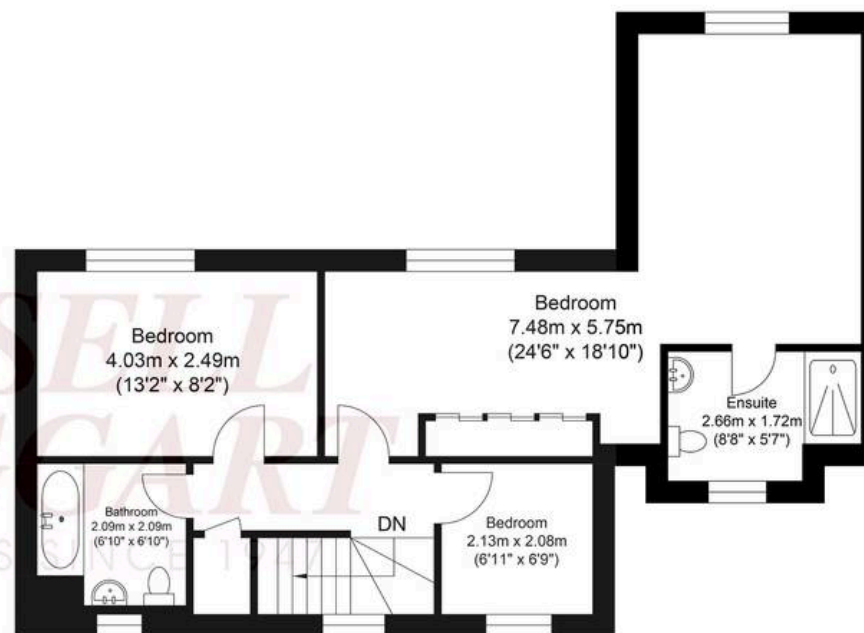
Site charge: £86 paid twice yearly.

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
785.01 sq ft
(72.93 sq m)



First Floor
Approximate Floor Area
626.89 sq ft
(58.24 sq m)

Approximate Gross Internal Area (Including Garage) = 131.17 sq m / 1412 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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