



18 Ellis Road, Broadbridge Heath, RH12 3GR

Guide Price £525,000 – £550,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- Immaculately presented 3 storey mid terraced house
- The ex-show house - built in 2015 by David Wilson Homes
- Driveway and garage with power
- 3 bath/shower rooms (2 en suite)
- Private south facing garden
- No onward chain
- Popular and conveniently located development
- Close to schools, walks, transport links and shops

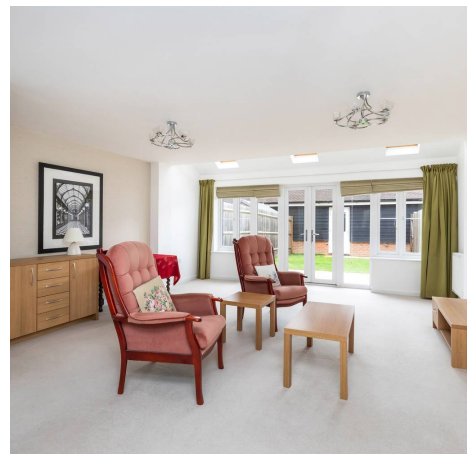
A superbly presented 4 double bedroom, 3 storey mid terraced house, built in 2015 by David Wilson Homes with 2 en suites, south facing garden, driveway, garage and no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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The accommodation comprises: entrance hallway, cloakroom and sitting/dining room with useful storage cupboard and French doors onto the south facing garden.

A pair of interconnecting doors lead into the kitchen with tiled floor and fitted with an attractive range of Paula Rosa units, Granite work surfaces and integrated appliances that include 6 ring gas hob, extractor, ovens, fridge/freezer, dishwasher and washing machine.

The stairs rise to the first floor with 2 great sized en suite bedrooms with fitted wardrobes.

A further flight of stairs rise to the second floor which provides access into the insulated and part boarded loft with pull down ladder.

There are 2 further double sized bedrooms with fitted wardrobes and family bathroom.

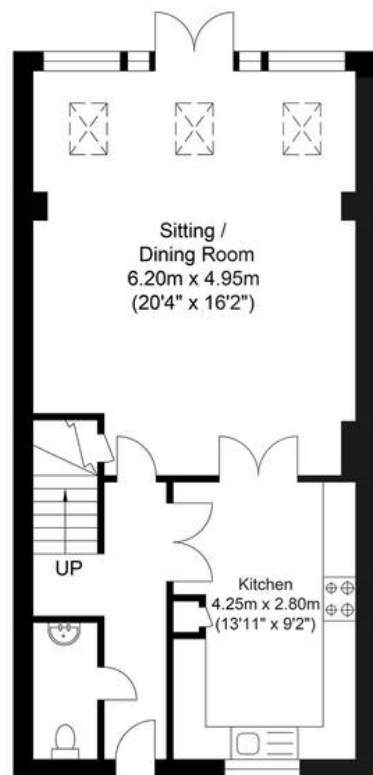
Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen) and fibre optic broadband.

A driveway provides parking for 1 vehicle, leading to the garage with eaves storage, power and courtesy door into the garden. A number of home owners have converted their garages into gyms or offices.

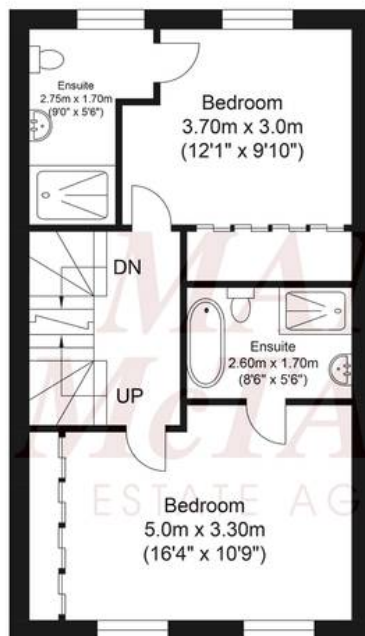
The 27' x 17' south facing garden offers a good degree of privacy and is lawned with paved patio and path, and side gate to driveway.

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.

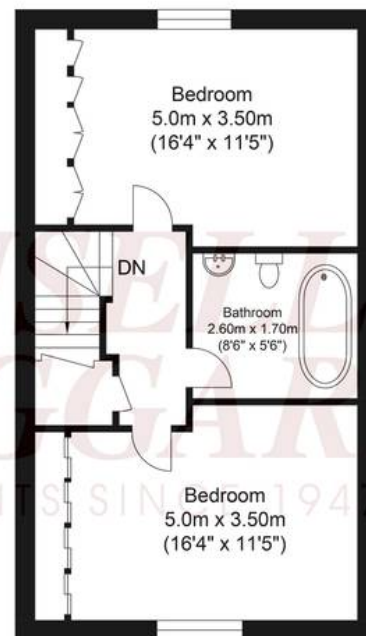




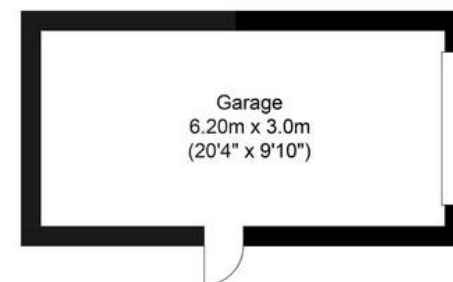
Ground Floor
Approximate Floor Area
562.09 sq ft
(52.22 sq m)



First Floor
Approximate Floor Area
482.76 sq ft
(44.85 sq m)



Second Floor
Approximate Floor Area
482.76 sq ft
(44.85 sq m)



Garage
Approximate Floor Area
200.20 sq ft
(18.60 sq m)



Approximate Gross Internal Area (Excluding Garage) = 141.92 sq m / 1527.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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