



Spacious and bright, detached family home located within the ever popular Solomon's Seal development in Broadbridge Heath village.



Weston Avenue, Broadbridge Heath, West Sussex, RH12 3XE



- Beautifully presented 4 bedroom detached house with single garage and driveway.
- Family bathroom and en-suite shower room.
- Bright and spacious double aspect sitting room with double doors to the garden.
- Modern fitted kitchen with granite surfaces and integrated appliances.
- Downstairs cloakroom.
- Utility room.
- Close to open fields and rural walks.
- Walking distance to local shops and town centre.

OFFERS IN EXCESS OF

**£640,000**

**LEWIS  
WHITE**

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Located within the sought after Solomon's Seal development, close to open fields and countryside walks, this 4 bedroom detached home is perfectly located for family life. The entrance hall is bright with glazed, west facing glass panels either side of the front door. The well planned accommodation continues into the stunning, triple aspect kitchen/dining/family room which has granite surfaces, breakfast bar, integrated appliances and ample space to dine and entertain. Just off the kitchen area you will find a door into the utility room which has a separate door to the rear garden. On the first floor you will find bedroom 1 with fitted wardrobe and en-suite shower room, two further double bedrooms a single bedroom and the family bathroom. Outside the rear garden has a large patio, lawn and flower beds. To the side of the house there is a single garage and off road parking.



Council tax band: F

EPC B Maintenance charge (TBC) appx: £480 per annum.

Dining area



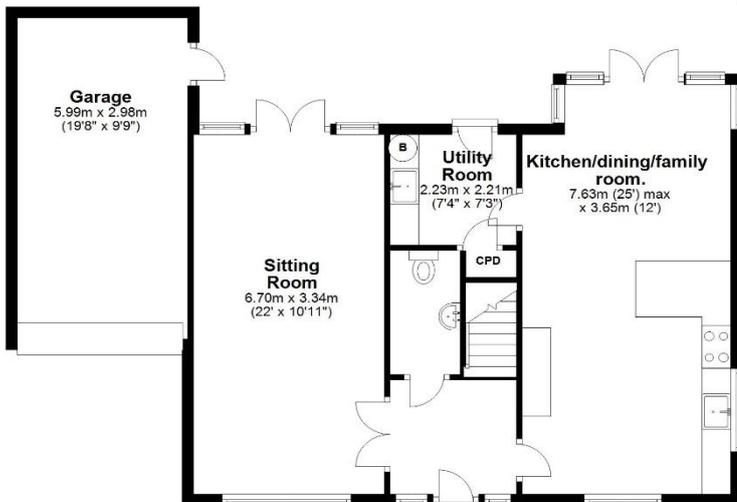
Garden



These details are of course subject to any necessary consents and regulations. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission or accidental error shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Purchaser.

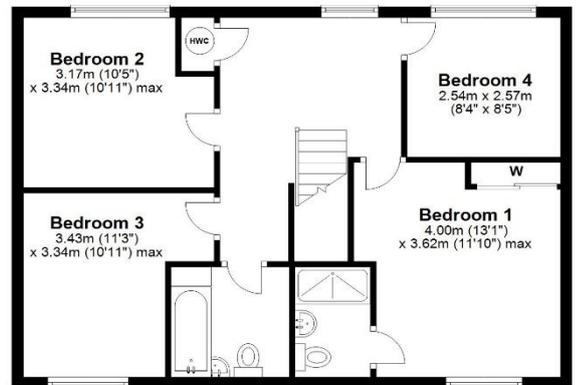
**Ground Floor**

Approx. 83.7 sq. metres (901.4 sq. feet)



**First Floor**

Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 144.6 sq. metres (1556.9 sq. feet)

Produced by Lewis White, not to scale and indicative only  
Plan produced using PlanUp.