



54 Churchill Way, Broadbridge Heath

Guide Price £825,000 – £875,000

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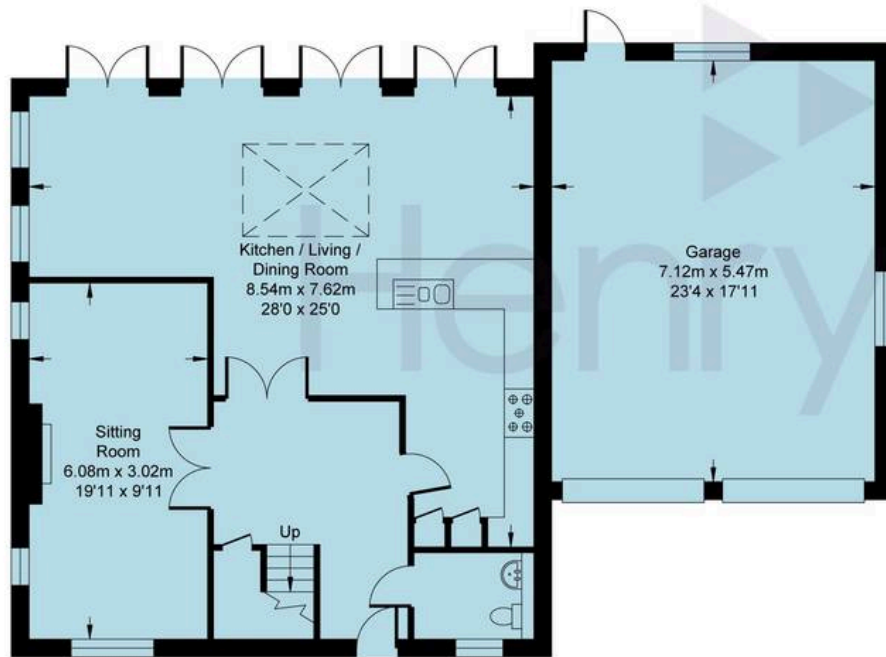
Broadbridge Heath, Horsham

This impressive five bedroom detached house is set over three floors and offers spacious, versatile accommodation ideal for modern family living. Located on the sought-after Wickhurst Green development, the property is within easy reach of local amenities, leisure facilities and well regarded schools, making it a superb choice for families. The ground floor features a welcoming entrance hall with a convenient WC, a generous dual aspect lounge perfect for relaxing or entertaining, and a stunning open plan kitchen, dining and family room. This bright and airy space benefits from skylights and multiple doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The kitchen is well appointed, offering ample storage and workspace, making it the heart of the home.

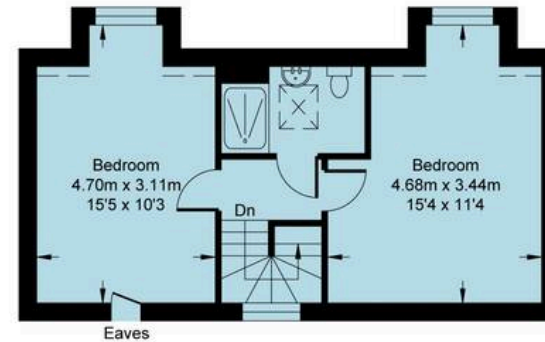
Upstairs, the upper floors provide well-balanced and flexible family accommodation. The first floor is home to the principal bedroom this boasts excellent wardrobe space and a luxurious en suite bathroom complete with a walk-in shower and double sinks, two further double bedrooms, and a stylish family bathroom. The second floor offers two additional bedrooms, served by a contemporary shower room, creating an ideal space for older children, guests, or those seeking a degree of privacy.







GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Churchill Way

Approximate Internal Area = 2027 sq ft / 188.32 sq m

Garage = 419 sq ft / 38.95 sq m

Total = 2446 sq ft / 227.27 sq m

For identification only - not to scale



The property enjoys an attractive and well maintained outside space, ideal for both entertaining and every-day family life. The rear garden is accessed directly from the kitchen family room through several sets of doors, allowing for effortless al fresco dining and outdoor gatherings. The garden is mainly laid to lawn, with a patio area and mature borders that offer privacy and a pleasant outlook. At the front, the property benefits from a double garage and a spacious driveway, providing parking for several cars.

Wickhurst Green is a popular development within 2 miles of Horsham town centre. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agent note – Estate management fee £494.00 per annum approx (paid 6 monthly)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.