



Connells

Cook Way
Broadbridge Heath Horsham

Cook Way Broadbridge Heath Horsham RH12 3US

for sale offers in excess of
£475,000



Property Description

Situated within the popular Wickhurst Green development this stylish three bedroom home offers modern living, featuring an impressive open plan layout, with a sleek fitted kitchen leading seamlessly into the bright & spacious living area. Velux windows & wide patio doors flood the space with natural light & open directly onto a private rear garden, creating the perfect setting for indoor outdoor living. The well equipped kitchen is finished to a high standard & includes an eye level combination oven with microwave & grill, along with an integrated under counter fridge & a washing machine. The generous lounge area provides ample space for versatile living & entertaining, and is enhanced by attractive Amtico flooring for a contemporary, durable finish. There is also a conveniently placed cloakroom off the entrance hall.

The high standard of finish continues on the first floor, where you'll find three beautifully arranged bedrooms, including the main bedroom, which benefits from bespoke fitted wardrobes offering excellent storage and a clean, contemporary look. The accommodation is completed by a stylish family bathroom, part tiled & fitted with a modern suite featuring a shower over bath.

To the outside the property boasts a private & enclosed garden. Thoughtfully landscaped & with gated side access it provides a central lawn with two patio areas and the pergola, ideal for al fresco dining. There is also the benefit of two well placed parking bays to the side of the property.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

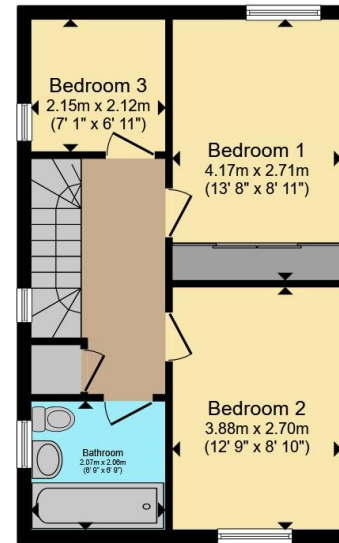








Ground Floor



First Floor

Total floor area 91.5 m² (985 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HS407531



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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