Brock Taylor.

Sales.







Sullington Mead, Broadbridge Heath, Horsham, West Sussex, RH12 3NN

Offers Over £400,000

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Residential sales, lettings, land and new homes.

Sullington Mead, Broadbridge Heath, Horsham, West Sussex,RH12 3NN

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LOCATION - The property is set within a cul-de-sac, in the heart of the popular village of Broadbridge Heath and faces out onto a small green. The village offers a range of facilities, with a local convenience store, within a short walk of the house, in addition to The Shelley Arms pub and Shelley Primary School. There is also a large Tesco Extra and The Bridge sports & leisure centre. The popular Tanbridge House senior school is also within close proximity of the house. Horsham's thriving town centre is a short distance away and offers an extensive range of shopping facilities, an Everyman Cinema, The Capitol Theatre and Horsham main line station, with its direct service to London Victoria.

PROPERTY - The property offers well-proportioned accommodation arranged over two floors, with scope for further enhancement. The ground floor comprises an entrance hallway providing access to the principal reception rooms. There is a bright and comfortable living room to the front of the property, while to the rear is a separate dining room with access onto the large patio area, ideal for entertaining and family dining. The fitted kitchen provides a range of floor and wall mounted units with ample work surfaces and is complemented by a separate utility room and a ground floor WC. An additional downstairs room could be used as a bedroom, study or playroom room depending on what you need. Upstairs, the first floor features three bedrooms, including a generous principal bedroom. There is a family bathroom, a separate WC and a central landing providing access to all rooms.

OUTSIDE - The property offers attractive outdoor space, with an appealing rear garden. To the front there is Driveway space for at least 2 cars. To the rear of the house there is an extensive west facing garden, with a large paved patio that leads to an expanse of lawn. You can also find a large shed and extra storage sheds at the end of the garden.















Buses

2 minute walk

Shops

One Stop
6 minute walk

Trains

Horsham – 2.5 miles

Airport

Gatwick
16.2 miles

Roads

M23
9.1 miles

Sport & Leisures

Broadbridge Heath Leisure centre / 12 Minute Walk

Rental Income

£tbc pcm

Schools

Shelly Primary
Tanbridge House

Fibre Broadband

Up to 96 Mbps

Council Tax

Band
D



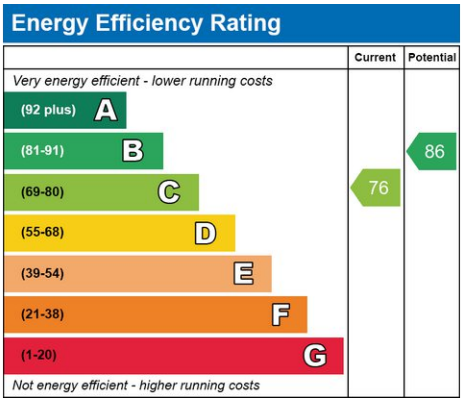
Map Location



Total Approximate Floor Area

108 m² / 1078 sqft

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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UNITED KINGDOM PROPERTY AWARDS
AWARD WINNER
2022-2023

Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.