



4 Stanford Way, Broadbridge Heath, RH12 3LH

In Excess of £380,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms - 2 doubles and 1 single
- Mid terraced house built in the 1970s
- No onward chain
- Driveway for 2 vehicles
- Garden with privacy and summerhouse with power - ideal gym or office
- Potential to create further parking or build a garage on nearby parcel of land
- Popular development close to schools, transport links, shops and country walks
- Scope to convert the loft

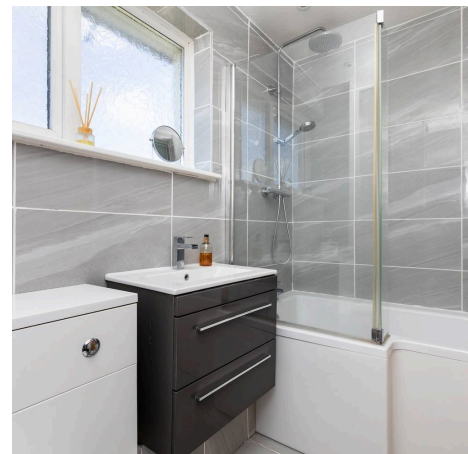
A conveniently located 3 bedroom mid terraced house, built in the 1970s with driveway for 2 vehicles, potential to build a garage and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A conveniently located 3 bedroom mid terraced house, built in the 1970s with driveway for 2 vehicles, potential to build a garage and no onward chain.

The property is situated on a popular development, within easy reach of highly regarded schools, major transport links, shopping facilities and beautiful walks.

The accommodation comprises: entrance porch with cloakroom, hallway, sitting/dining room with fireplace and garden room/conservatory.

The kitchen is fitted with an attractive range of units with space for appliances, airing cupboard and rear access.

From the hallway a staircase rises to the first floor with loft storage and potential to convert.

There are 3 good sized bedrooms - 2 doubles and 1 single (bedroom 1 and 3 with fitted storage) and bathroom with under floor heating.

Benefits include double glazed windows and gas fired central heating to radiators (replacement Baxi boiler located in the loft).

A driveway to the front provides parking for 2 vehicles.

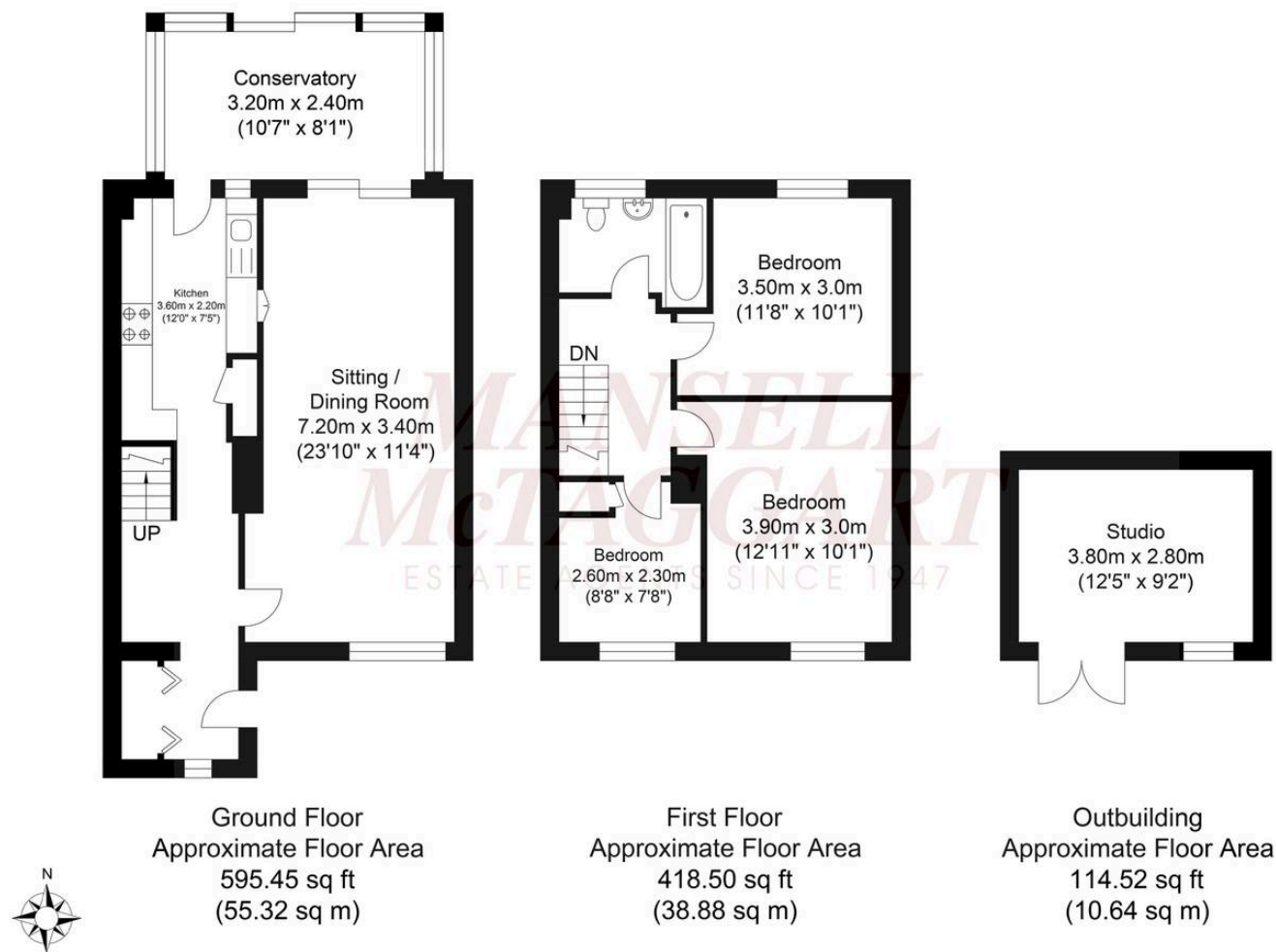
A nearby service road leads to a parcel of land which is prime to create further parking or build a garage subject to all the necessary consents.

The 39' x 20' rear garden offers a good degree of privacy and is laid with an artificial lawn, stocked borders and paved seating area.

A timber framed shed and summerhouse/studio with power is ideal for those requiring an office or gym.

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.





Approximate Gross Internal Area (Excluding Outbuilding) = 94.20 sq m / 1013.96 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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