



Shelley Drive, Broadbridge Heath, West Sussex, RH12 3NU





Set within a peaceful cul-de-sac in the ever-popular village of Broadbridge Heath, this spacious four-bedroom link-detached family home is offered to the market with no onward chain, presenting an exciting opportunity for its next owners to modernise, personalise and potentially extend (subject to the necessary planning permissions). Offering flexible accommodation across two floors, this is a home with fantastic potential in a highly sought-after location.

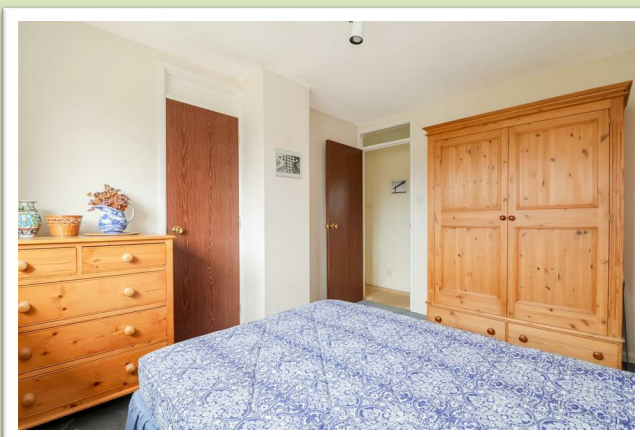
Tucked away at the end of a quiet residential close, the property enjoys an enviable position that's perfect for family life. Excellent local amenities are all within easy reach, including Shelley Primary School, the village shop, playing fields, The Bridge Leisure Centre and Tesco Extra. The thriving market town of Horsham is just a short drive away, offering an outstanding selection of cafés, bars, restaurants and a blend of independent boutiques alongside well-known high street brands, making this one of the area's most desirable places to call home.

To the front, a private driveway provides off-road parking for up to three vehicles and leads to the attached garage, with a neat front garden adding to the property's kerb appeal. A covered entrance porch opens into a welcoming hallway, complete with a convenient ground floor cloakroom. From here, a glazed door leads into the generous kitchen/dining room, fitted with a comprehensive range of wall and base units, an integrated oven, range-style gas hob and ample space for additional freestanding appliances.

The impressive dual-aspect living room is flooded with natural light and offers excellent space for relaxing and entertaining, with patio doors opening directly onto the rear garden. Enjoying plenty of sunshine throughout the day, the garden is predominantly laid to lawn with a patio seating area and mature planted borders, creating a wonderful outdoor space for families and summer entertaining.

Upstairs, the first floor provides four well-proportioned bedrooms, with three capable of accommodating double beds and two offering more comfortable double bedroom proportions. A family bathroom completes the accommodation, making this an ideal home for growing families looking to secure a property they can truly make their own.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 2'11" x 5'2" (0.89m x 1.57m)

LIVING ROOM 10'10" x 20'8" (3.30m x 6.30m)

KITCHEN/DINER 12'5" x 15'1" (3.78m x 4.60m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'1" x 11'9" (4.29m x 3.58m)

BEDROOM TWO 9'2" x 11'9" (2.79m x 3.58m)

BEDROOM THREE 9'10" x 8'5" (3.00m x 2.57m)

BEDROOM FOUR 6'3" x 8'6" (1.91m x 2.59m)

FAMILY BATHROOM 6'9" x 5'5" (2.06m x 1.65m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

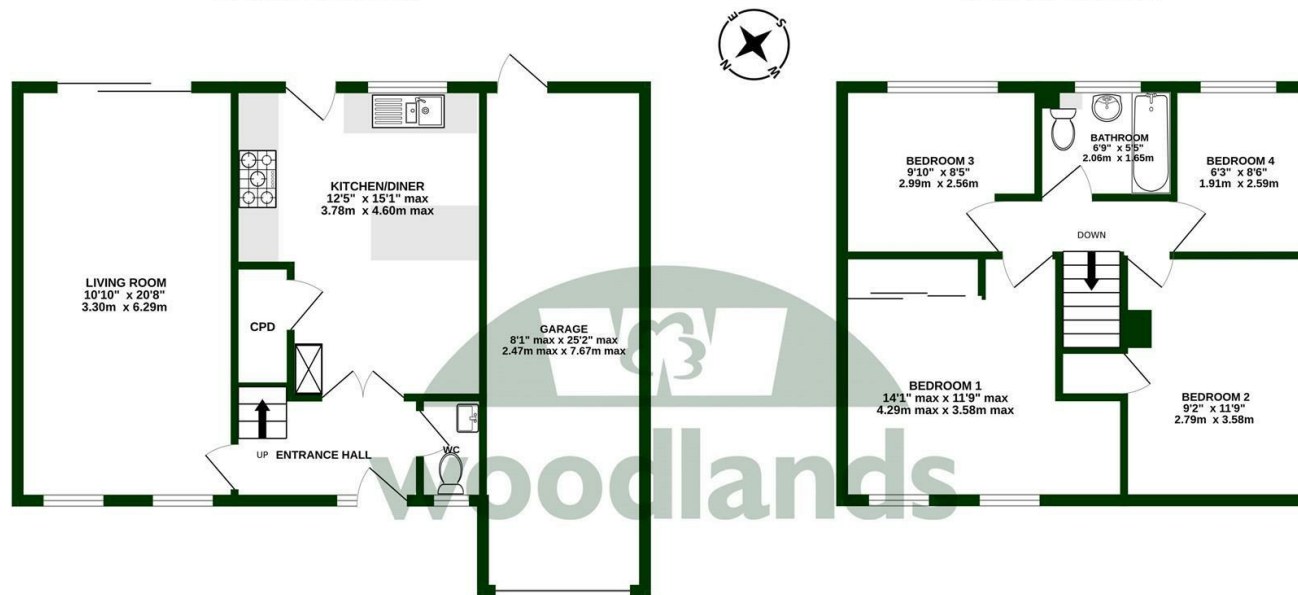
ATTACHED GARAGE 8'1" x 25'2" (2.46m x 7.67m)

REAR GARDEN

NO ONWARD CHAIN



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GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.

LOCATION: Broadbridge Heath is a village to the west of Horsham and offers a good range of local facilities and amenities including Tesco superstore, sports centre with gym, post office and convenience store, pub and school. The location offers great access for Horsham with a vast array of shops and mainline station to London. Alternatively Christ Hospital with its mainline station is less than a 10 minute drive. Broadbridge Heath also offers great road links for the A24, A29, A264 and A281 to Guildford.

DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the next set of traffic lights turn right into Bishopric and continue along this road proceeding over the roundabout. At the large roundabout take the second exit and continue along over the mini-roundabout. At the next roundabout take the third exit into Broadbridge Heath. Take the first turning on the right into Shelley Drive.

COUNCIL TAX: Band E.

EPC Rating: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

