



38 Pelling Way, Broadbridge Heath. RH12 3GW

In Excess of £525,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- Immaculately presented 3 storey end of terrace house of 1,616 sq ft
- Built in 2017 by David Wilson Homes
- 3 bath/shower rooms (2 en suite)
- Superb sitting/dining room with wood burner and doors onto the south facing garden
- Driveway and garage with power - scope to convert into a gym or studio
- Low maintenance south facing garden with privacy
- Popular development close to amenities and beautiful nearby walks
- Excellent school catchment

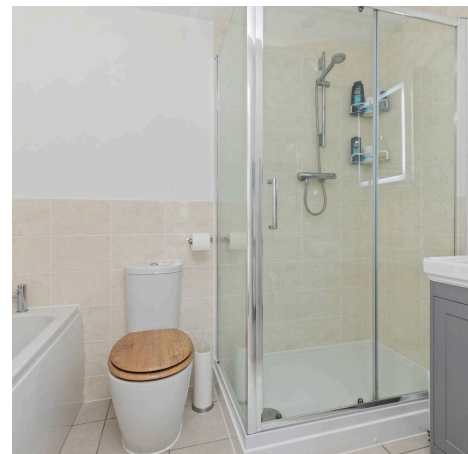
A beautifully presented and spacious 4 double bedroom, 3 bath/shower room, 3 storey end of terrace house of 1,616 sq ft, built in 2017 by David Wilson Homes with driveway, garage with power and south facing garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and spacious 4 double bedroom, 3 bath/shower room, 3 storey end of terrace house of 1,616 sq ft, built in 2017 by David Wilson Homes with driveway, garage with power and south facing garden.

The property is situated on a popular development, within easy reach of excellent schools, major transport links, shopping facilities and beautiful walks on the nearby Downs Link.

The accommodation comprises: entrance hallway, cloakroom and fantastic sitting/dining room with wood burner, 3 Velux windows with black-out blinds and French doors onto the south facing garden.

Interconnecting double doors lead into the kitchen fitted with an attractive range of units and integrated appliances that include gas 6 ring hob, extractor, double oven, boiling tap, dishwasher, washing machine and fridge/freezer.

From the hallway a staircase rises to the first floor with 2 large double bedrooms with fitted wardrobes and en suites.

A further staircase rises to the second floor with a further 2 well proportioned double bedrooms (1 with fitted storage) and family bathroom.

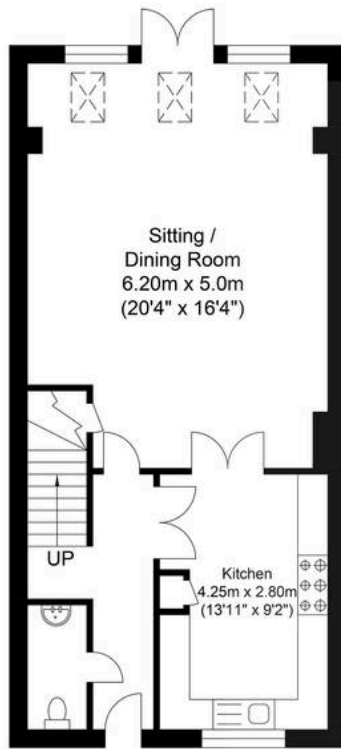
Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen), megaflo pressurised system, Amtico flooring and fibre-optic broadband.

A driveway provides parking for 1 vehicle, leading to the garage with electric up and over door and power.

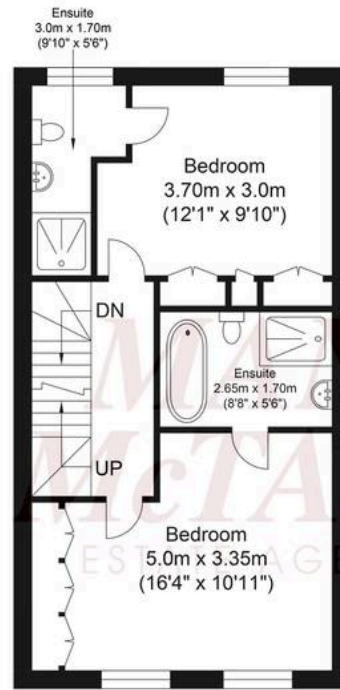
A gate leads into the 23' x 20' south facing garden which is predominantly lawned with border containing shrubs and paved patio.

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy convenience store and Post Office for your everyday needs. 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 24-hour 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, 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 Christ's 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.

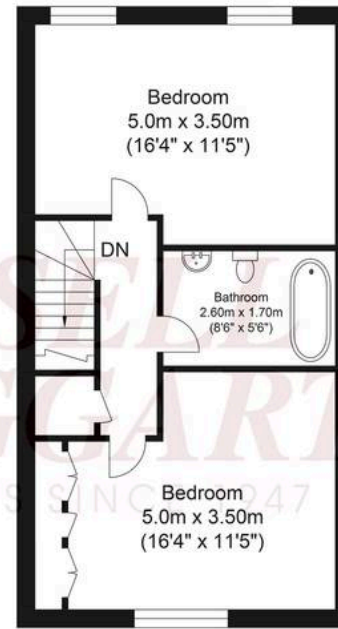




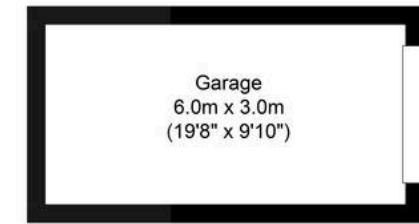
Ground Floor
Approximate Floor Area
567.79 sq ft
(52.75 sq m)



First Floor
Approximate Floor Area
524.20 sq ft
(48.70 sq m)



Second Floor
Approximate Floor Area
524.20 sq ft
(48.70 sq m)



Garage
Approximate Floor Area
193.75 sq ft
(18.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 150.15 sq m / 1616.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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