Edwards Close, Broadbridge Heath

Guide Price **£475,000**

Henry Adams
estate agents

Edwards Close

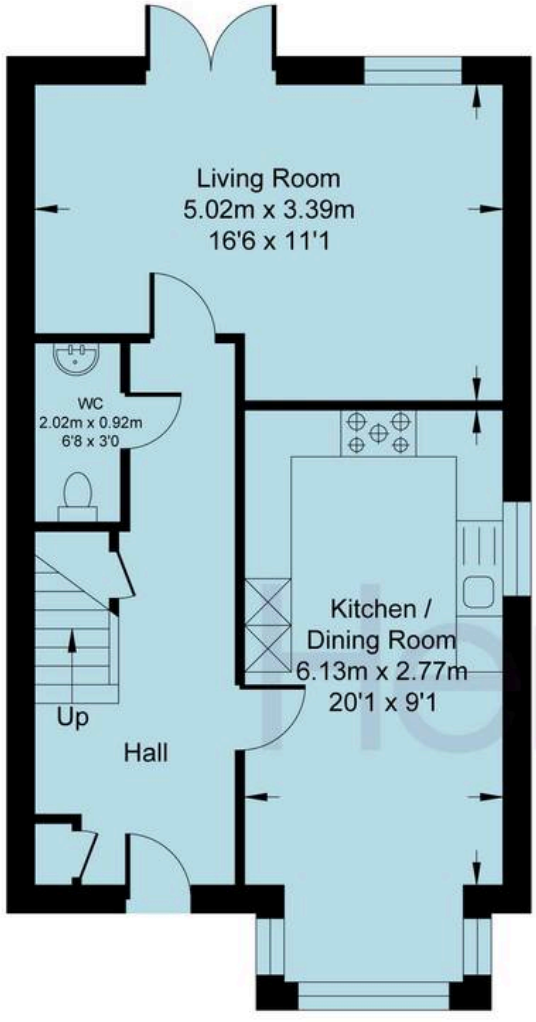
Broadbridge Heath, Horsham

This well presented four-bedroom, three-bathroom semi-detached family home is situated on the desirable Wickhurst development, offering contemporary and versatile accommodation arranged over three well-designed floors.

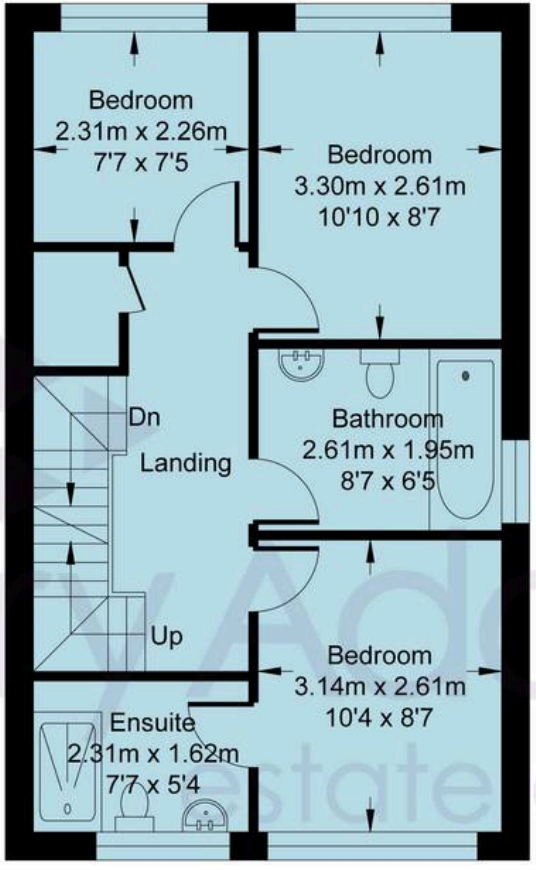
The ground floor features a welcoming entrance hall with a convenient downstairs WC, spacious understairs cupboard leading through to a spacious kitchen and breakfast room, perfectly suited to family living and entertaining. To the rear, the bright and airy living room benefits from double doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor provides three bedrooms, including one with its own en-suite facilities, alongside a modern family bathroom. The top floor is dedicated to the principal bedroom, complete with a further en-suite, fitted wardrobes, and eaves storage, creating a private and peaceful retreat away from the main living areas.

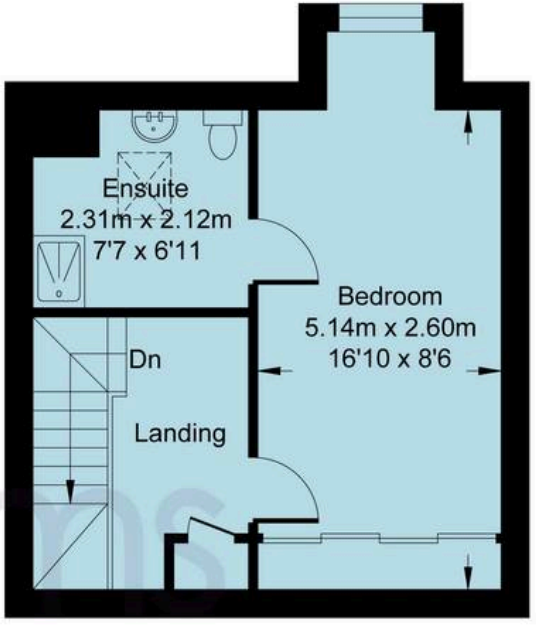
To the front, a private driveway provides off-road parking for two vehicles. The property is set within an attractive residential development featuring landscaped communal areas, adding to the pleasant surroundings and sense of community.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Edwards Close

Approximate Internal Area = 1237 sq ft / 114.90 sq m

For identification only - not to scale

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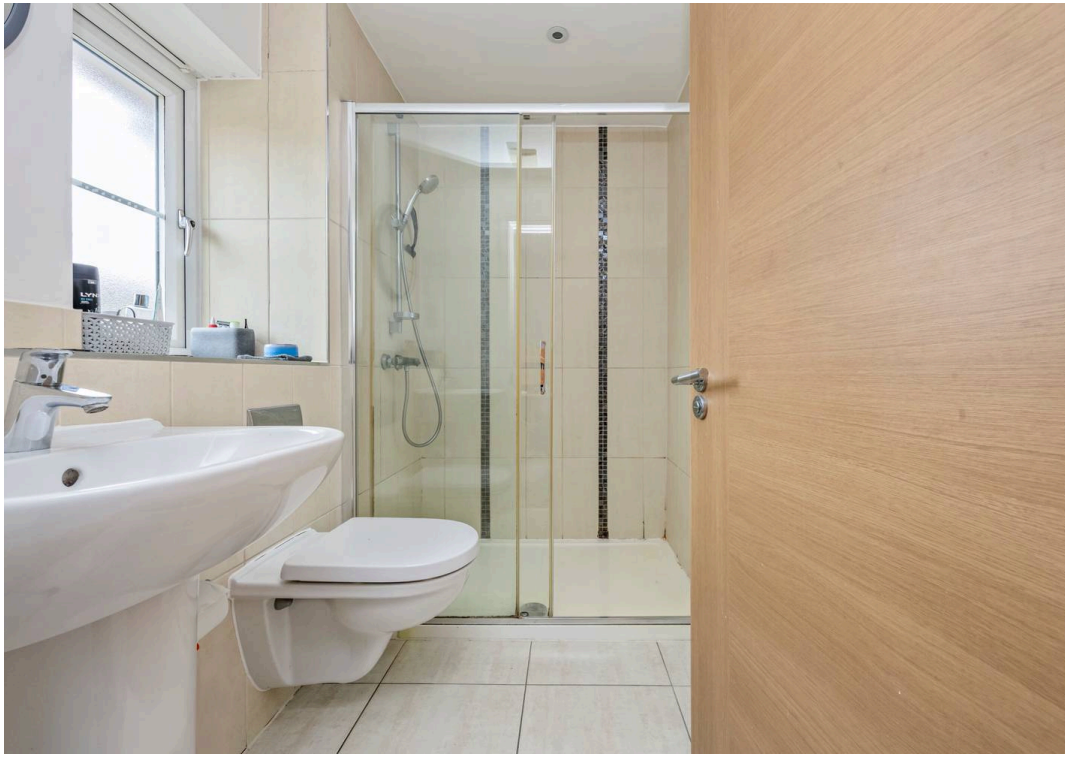


Externally, the property benefits from a private and secure rear garden, predominantly laid to lawn with a patio area providing an ideal setting for outdoor dining, entertaining or relaxation. Well-maintained borders and fencing offer privacy, while the straightforward layout ensures the garden remains easy to maintain. A side gate provides convenient access between the front and rear of the property.

The Wickhurst development is conveniently positioned for a range of local amenities, popular schools and a nearby leisure centre, while the town centre of Horsham offers a wider selection of shops, restaurants and transport links. The surrounding area also provides easy access to green spaces and countryside walks, making it well suited to those who enjoy an active lifestyle.

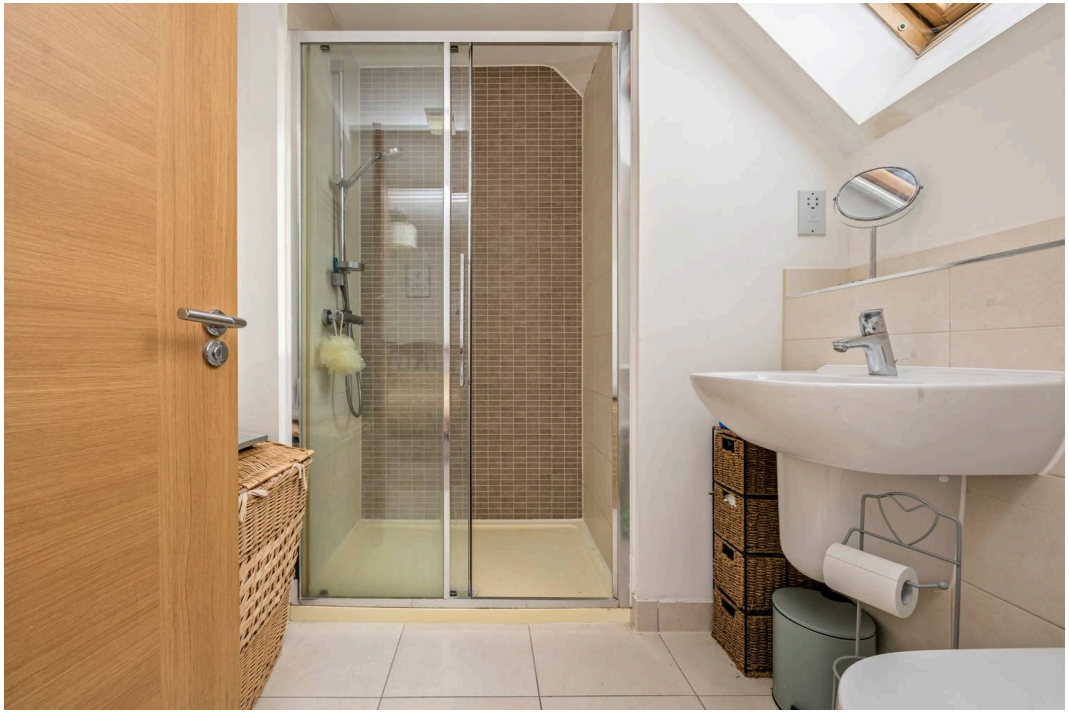
An estate management fee of approximately £25 per month (£300 per annum) applies.

Combining contemporary accommodation, a well-designed three-storey layout, two en-suite bedrooms, private outdoor space and convenient local amenities, this well-presented home offers an excellent opportunity for modern family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.