



18 Edwards Close
Broadbridge Heath, Horsham, West Sussex RH12 3PL
Guide Price £510,000 Freehold

18 Edwards Close, Broadbridge Heath, Horsham, RH12 3PL

Situated in an exclusive and highly sought-after development tucked away on the outskirts of Broadbridge Heath, is this immaculately presented and highly specified 4-bedroom family home, situated just a short walk from the village and local amenities. Enhanced by the current owners, the accommodation is on three floors and features lovely oak joinery and doors throughout, an extensively fitted kitchen with built-in Siemens appliances and luxury en-suite and bathroom facilities with Hansgrohe Villeroy and Boch, and Gerberit fittings. On the ground floor, the front door opens into a large entrance hall featuring attractive Victorian-style ceramic tiled flooring, a cloakroom, a comprehensively fitted kitchen/dining room, and a comfortable sitting room that overlooks the rear garden. On the first floor, there is a guest bedroom with an en suite shower room, two further bedrooms, and a bathroom, and on the top floor is the principal bedroom with an en-suite shower room. Outside, to the front and side, there are maturing shrub borders, and to the rear, the enclosed garden has been beautifully landscaped with lawn, patio, and flower borders. At the rear of the property, there is off-road parking for up to three cars, and within Edwards Close, visitor parking is available. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this delightful house to appreciate its size and finer features.

The accommodation comprises:

Frosted double-glazed front door to

Entrance Hall

Downlighting, radiator, double glazed side aspect, Victorian style patterned ceramic tiled flooring, under stairs cupboard, cloak cupboard.

Cloakroom

Back to wall W.C. with chromium dual flush, vanity shelf, wall mounted wash hand basin with chromium mixer tap, radiator, porcelain tiled flooring.

Kitchen / Dining Room

Double-glazed front aspect. Fitted with a comprehensive range of base and wall mounted cupboards and drawers in high gloss cream finish and having complimenting marble-style work top surfaces incorporating an inset sink with routed drainer, chromium monobloc tap, 5 ring gas hob, stainless steel splashback with filter hood over, eye level double oven, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, pan and cutlery drawers, metro-style tiled splashback, pelmet lights, downlighting, ceramic tiled flooring, radiator.

Sitting Room

Double-glazed rear aspect. French doors to the rear garden. Light oak effect laminate flooring, radiator, satellite/TV/DAB sockets.

From the Entrance Hall, a turning staircase with oak balustrade rises to the first floor landing with radiator, cupboard housing pressurised hot water cylinder, and shelving.

Guest Bedroom 2

Double-glazed front aspect, radiator, door to

En-Suite Shower Room

Frosted double glazed front aspect, oversized shower cubicle with chromium thermostatic control, wall bracket and hand shower. Mosaic tiled walls, glass sliding door, wash hand basin with chromium mixer tap, wall mounted W.C. with chromium dual flush, mosaic tiled vanity shelf and surround, shaver point, porcelain tiled flooring, extractor fan, downlighting, chromium towel warmer.

Bedroom 3

Double-glazed rear aspect, radiator.

Bedroom 4

Double-glazed rear aspect, radiator.

Family Bathroom

Fitted with a white suite comprising tiled panelled bath with chromium thermostatic mixer tap, wall bracket and hand shower, wall mounted wash hand basin with chromium mixer tap, wall-mounted W.C. with chromium dual flush, beige tiled walls and vanity shelf with brown tiled relief, ceramic tiled flooring, extractor fan, downlighting, chromium towel warmer.

From the landing turning staircase with oak balustrade rises to the

Second-floor landing

Wall lights, boiler cupboard housing wall-mounted Baxi gas-fired boiler

Bedroom 1

Double-glazed rear aspect. Triple width wardrobe cupboard with sliding doors and hanging rails, two radiators, satellite/TV/DAB socket, telephone point.

En Suite Shower Room

With double glazed sky light, oversized shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, tiled walls, sliding door. Wall-mounted wash hand basin with mixer tap, wall-mounted W.C. with chromium dual flush, tiled vanity shelf and surround, shaver point, ceramic tiled flooring, chromium towel warmer, downlighting, extractor fan.

OUTSIDE

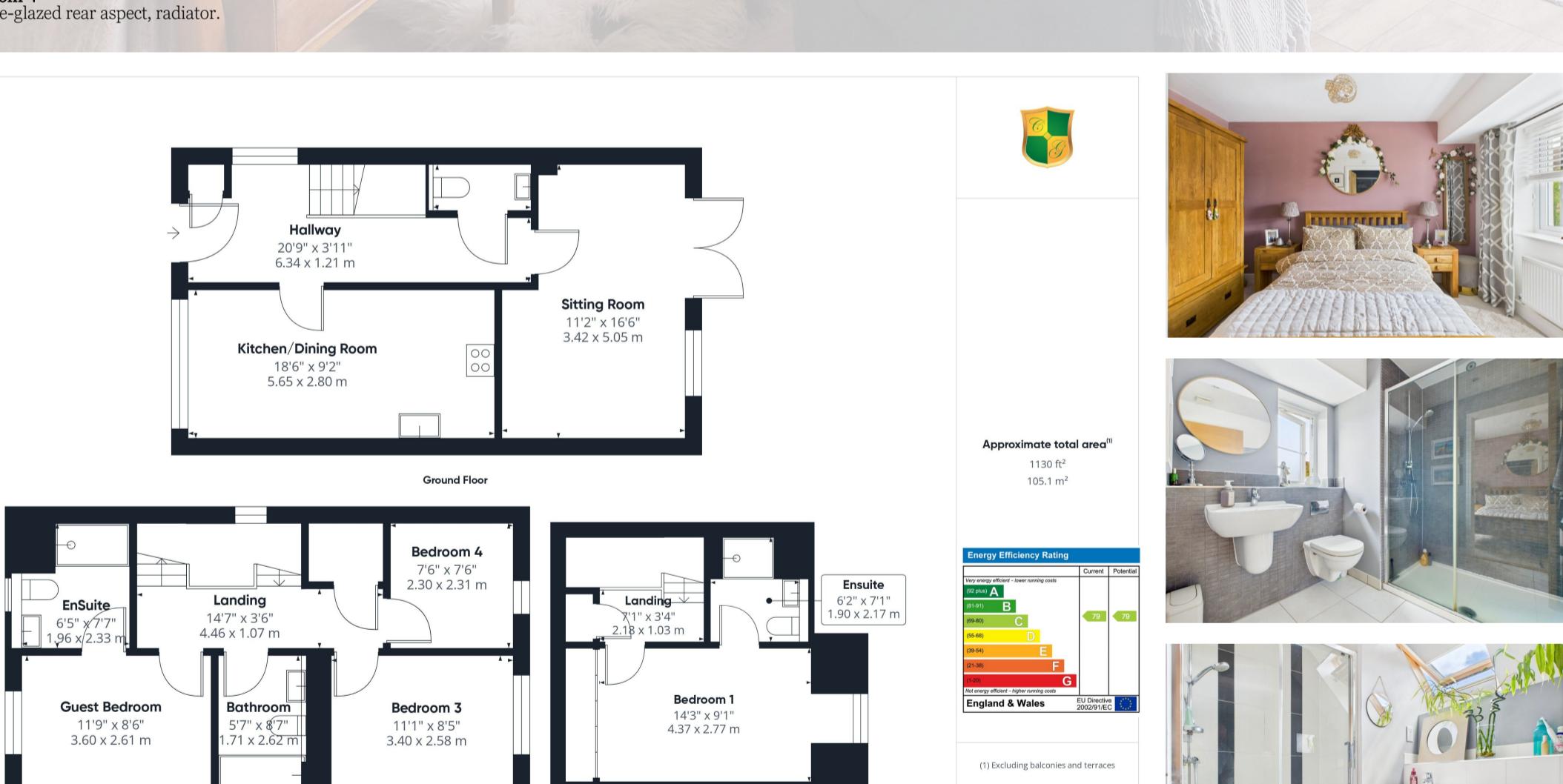
To the front and side of the property, there are well-stocked shrub beds. A gated side access leads to an enclosed rear garden which enjoys a good deal of privacy and has been beautifully landscaped, incorporating an Indian stone paved path and patio, an inset lawn, pebble beds, and shrub borders. There is a timber garden shed. To the rear of the property, there is hard standing providing off-road parking for up to 3 vehicles. Within the close, there are visitor parking bays.

Council Tax Band - E

Estate Management Charge - TBC

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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Approximate total area⁽¹⁾
1130 ft²
105.1 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) 92 (B) 81 (C) 70 (D) 60 (E) 50 (F) 40 (G) 30	79 79
EU Directive 2002/91/EC	
England & Wales	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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