



38 Weston Avenue
Broadbridge Heath, West Sussex, RH12 3XE
Guide Price £795,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

(01403) 252222 option 1 sales@courtneygreen.co.uk

38 Weston Avenue, Broadbridge Heath, West Sussex, RH12 3XE

Courtney Green are delighted to bring to the market this executive, detached family home, presented immaculately throughout and conveniently located in the popular Solomon's Seal development in Broadbridge Heath village. Built by Bellway Homes in 2019 to their "The Jasmine" design, 38 Weston Avenue enjoys a most desirable position, being on the northern fringe of the development and fronting onto nothing but beautiful countryside, with direct access to idyllic public footpaths and bridleways beyond. Solomon's Seal is an exquisite collection of homes, which has been thoughtfully developed and meticulously maintained, offering a perfect blend of rural charm and modern convenience living. Upon entering the home, you are welcomed by a spacious entrance hall, which leads via double doors to a generously sized living room featuring a charming bay window and French doors that open directly onto the Garden. The true "heart of the home" is the expansive open-plan Kitchen, Dining, and Family Room. Designed for modern living and entertaining, this beautifully proportioned area is triple aspect and boasts two sets of French doors leading to the Garden. The high specification kitchen features integrated AEG appliances, such as an eye-level double oven, a five burner gas hob with hood extractor, quartz worktops and upstands and inset sink. There is a generously sized study, which again is dual aspect and enjoys the countryside views to the front, with a downstairs W.C completing the ground floor accommodation. On the first floor there are four double bedrooms, two of which feature luxury en-suite shower rooms, and the expansive principal bedroom also benefits from built-in floor-to-ceiling wardrobes. Completing the first floor is a contemporary family bathroom. The property is set on a secluded corner plot and features a sunny, south-westerly facing rear garden enclosed by an attractive red brick wall on one side. The garden is primarily laid with grass and includes a paved patio, a side access gate, direct access to the garage, and a wonderful covered entertaining space with lighting and heater. To the front of the property, a driveway provides off-road parking for two vehicles and leads to the garage. The front garden creates an attractive, welcoming frontage and the front garden wraps around the side of the house. Viewings are strongly recommended to appreciate this properties individual charm.

LOCATION: Broadbridge Heath, located approximately two miles to the west of Horsham, has an array of amenities including a village primary school, post office, public house, churches, bus routes and nearby Tesco superstore. There is also a village club, sports centre, tennis, cricket and football clubs as well as access to open countryside, The Downs Link and Warnham Nature Reserve. The nearby market town of Horsham has a wider range of amenities including a main line station with direct services to London taking under an hour, primary and secondary schools, further sports and leisure facilities and a wide range of shops and restaurants. There are excellent road links to the coast, London and adjoining counties with the nearby A23, A24 & A281 providing links to the M23, M25 & A27.

Covered Front Door opening to

Entrance Hall A spacious and welcoming entrance hall with useful storage cupboard, radiator, double doors to sitting room and doors to kitchen, cloakroom and study.

Sitting Room The dual aspect sitting room is of a good size and has a bay fronted window to the front aspect overlooking the beautiful countryside, rear aspect French doors opening to the garden, two radiators, high-level power point for wall mounted television.

Open Plan Sitting, Dining & Family Room This expansive open plan room has three defined areas with the kitchen comprising a range of eye and base level cabinets and drawers, quartz worktops and upstands, inset sink with worktop routed drainer, integrated fridge freezer, integrated double AEG electric oven, integrated five burner gas hob with extractor hood over, integrated washing machine, integrated dishwasher, side aspect window, downlighting, radiator, and continuation of worktop creating breakfast bar.

Ref: 25/5901/31/10

Study The study has dual aspect windows to the front and side enjoying the countryside views, radiator, and media point.

Cloakroom With low level WC, wash hand basin, heated towel radiator, wall tiling, and inset mirror.

From the entrance hall stairs rise to the **First Floor Landing** where there is a large airing cupboard housing the pressurized hot water tank, a loft hatch accessing the cavernous loft space, radiator and doors to all rooms.

Principal Bedroom An exceptionally large and bright principal bedroom suite with dual aspect windows to the side and rear, full widths fitted wardrobes with hanging, shelving and mirrored sliding doors, radiator, door to ensuite shower room.

Ensuite Shower Room A luxury shower suite comprising Roca sanitary ware and fittings with oversized walk-in shower, shower mixer and shower attachment, low-level WC with concealed dual flush, wall hung vanity wash hand basin with mixer tap, heated towel radiator, shaver point, obscured side aspect window, downlighting, and extractor fan.

Bedroom 2 A large second bedroom with front aspect window overlooking the beautiful countryside views, radiator, fitted wardrobes, and door to ensuite shower room.

Second Ensuite Shower Room A luxury shower suite comprising Roca sanitary ware and fittings with oversized walk-in shower, shower mixer and shower attachment, low-level WC with concealed dual flush, wall hung wash hand basin with mixer tap, heated towel radiator, shaver point, obscured front aspect window, downlighting and extractor fan.

Bedroom 3 A further double bedroom with rear aspect window overlooking the garden, radiator, and fitted wardrobes.

Bedroom 4 A fourth double bedroom with front aspect window, and radiator.

Family Bathroom A luxury bathroom suite comprising an enclosed panel bath with bath mixer, low-level WC with concealed dual flush, wall hung vanity wash hand basin with mixer tap, obscured side aspect window, heated towel radiator, downlighting, and extractor fan.

Garage A large single garage with power, lighting, up and over door to the front and side door accessing the garden.

OUTSIDE

The property is set on a secluded corner plot and features a sunny, south-westerly facing rear garden enclosed by an attractive red brick wall on one side. Designed for low maintenance, the garden is primarily laid with grass and includes a paved patio, a side access gate, direct access to the garage, and a wonderful covered entertaining space with lighting and heater. To the front of the property there is a driveway providing off-road parking for two vehicles and accessing the garage.

Estates Charge - £385.08 per annum

Council Tax Band - G

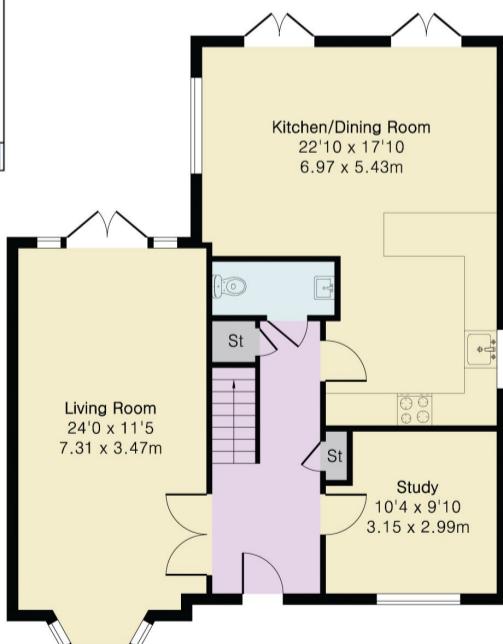
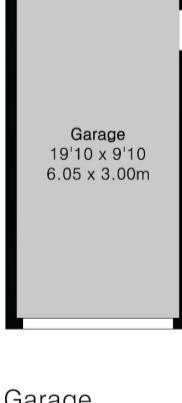
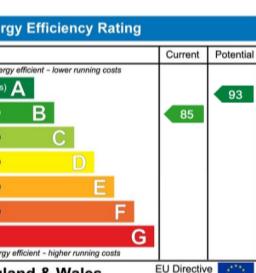
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Approximate Gross Internal Area 1668 sq ft - 155 sq m (Excluding Garage)

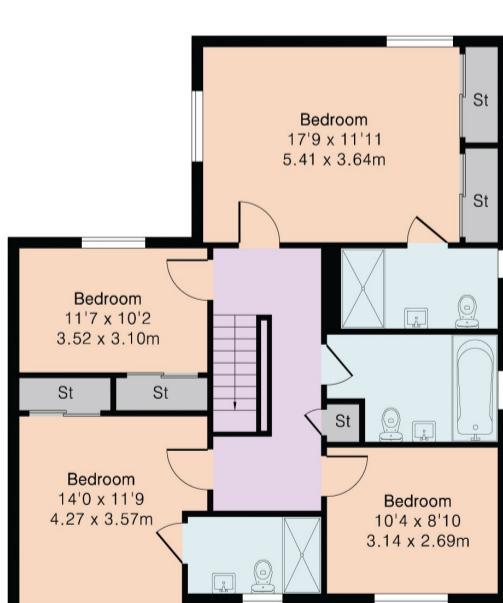
Ground Floor Area 839 sq ft - 78 sq m

First Floor Area 829 sq ft - 77 sq m

Garage Area 195 sq ft - 18 sq m



Ground Floor



First Floor

