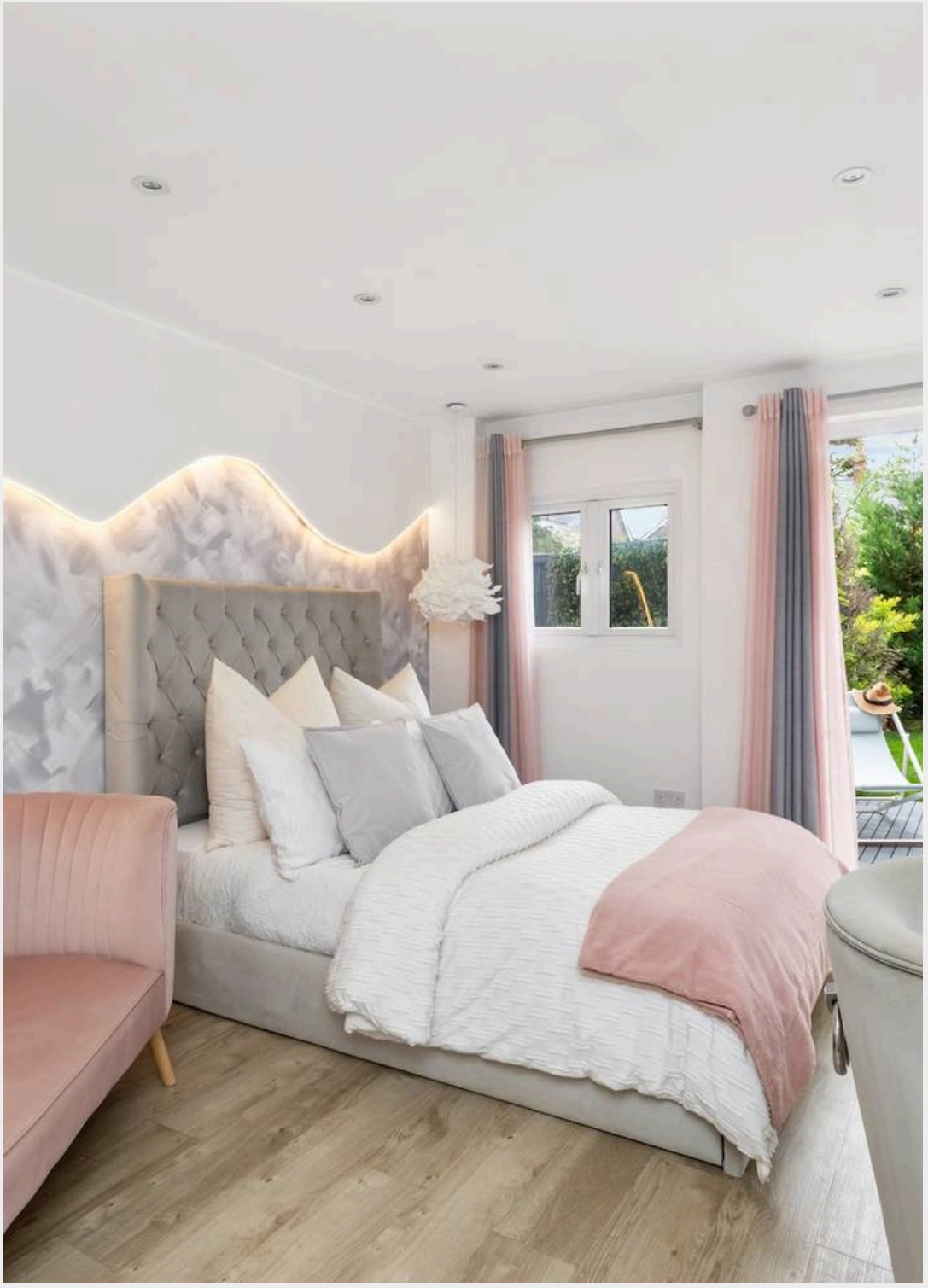


4 Gratwick End, Broadbridge Heath, RH12 3XF

Guide Price £575,000 - £600,000



A beautifully presented and skilfully enlarged 4 bedroom, 2 reception room detached house, built in 2019 by Bellway Homes with downstairs bedroom, 3 bath/shower rooms, driveway for 2 vehicles, garage and south facing garden with privacy.

The property is situated on a desirable residential development, within striking distance of highly regarded schools, major transport links, shopping facilities and delightful country walks.

The accommodation comprises: good sized entrance hallway large enough for pushchairs, coats and shoes, stunning shower room, and double sized guest bedroom with recess which would accommodate wardrobes and door onto the garden.

The kitchen is fitted with an attractive range of Shaker style units and integrated appliances that include gas hob, oven, extractor, fridge/freezer, washing machine and dishwasher.

The sitting/dining room features an electric fireplace and understairs cloaks storage.

A fantastic garden room with heating is a perfect area for entertaining all year round and leads onto the south facing garden.

From the hallway a staircase rises to the first floor with access into the loft which lends itself for conversion if required.

The principal bedroom is equipped with fitted wardrobes and en suite shower room.

There are 2 further bedrooms (1 double and 1 single) and family bathroom.

Benefits include double glazed windows, remainder of 10 year new build guarantee, fibre-optic broadband, Amtico flooring and gas fired central heating to radiators (combination boiler located in the kitchen).

A driveway provides parking for 1 vehicle, leading to the garage with power and ample loft storage. A separate driveway to the right of the house provides an additional parking space.

The 72' x 26' (maximum measurement) south facing garden offers an excellent degree of privacy and is ideal for family get-togethers and parties. The garden is predominantly lawned with stocked borders and the deck adjoins the rear of the property. A hot tub area is located to the end of the plot and provides an excellent degree of privacy. A paved area to the side of the property could extend the length of the driveway or would make a perfect area for a studio. NB. Site Charge: £385 per annum.

A beautifully presented and skilfully enlarged 4 bedroom, 2 reception room detached house, built in 2019 by Bellway Homes with downstairs bedroom, 3 bath/shower rooms, driveway for 2 vehicles, garage and south facing garden with privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 good sized bedrooms - 3 doubles and 1 single
- 2 reception rooms
- Fantastic detached house built in 2019 by Bellway Homes
- Driveway for 2 vehicles and garage with power and ample storage
- 3 bath/shower rooms - 1 en suite
- Downstairs bedroom with direct access onto the garden
- South facing garden with privacy - perfect for entertaining
- Potential to convert loft and extend over garage
- Well designed development close to transport links, schools, shopping facilities and country walks

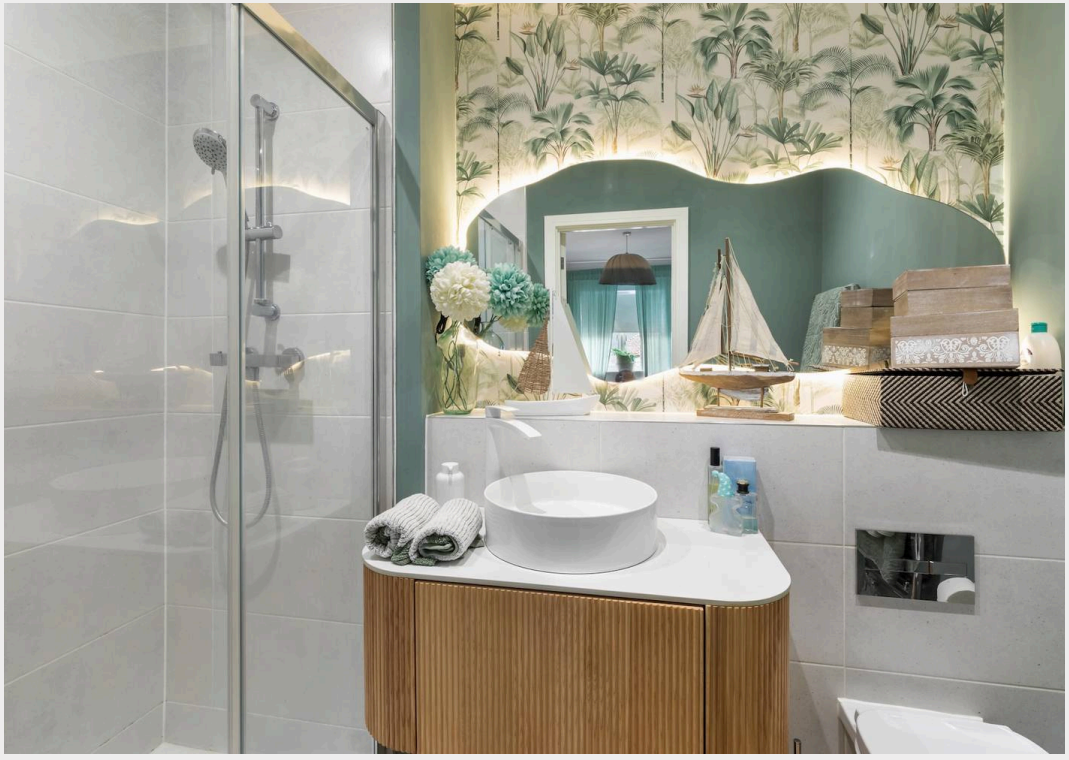




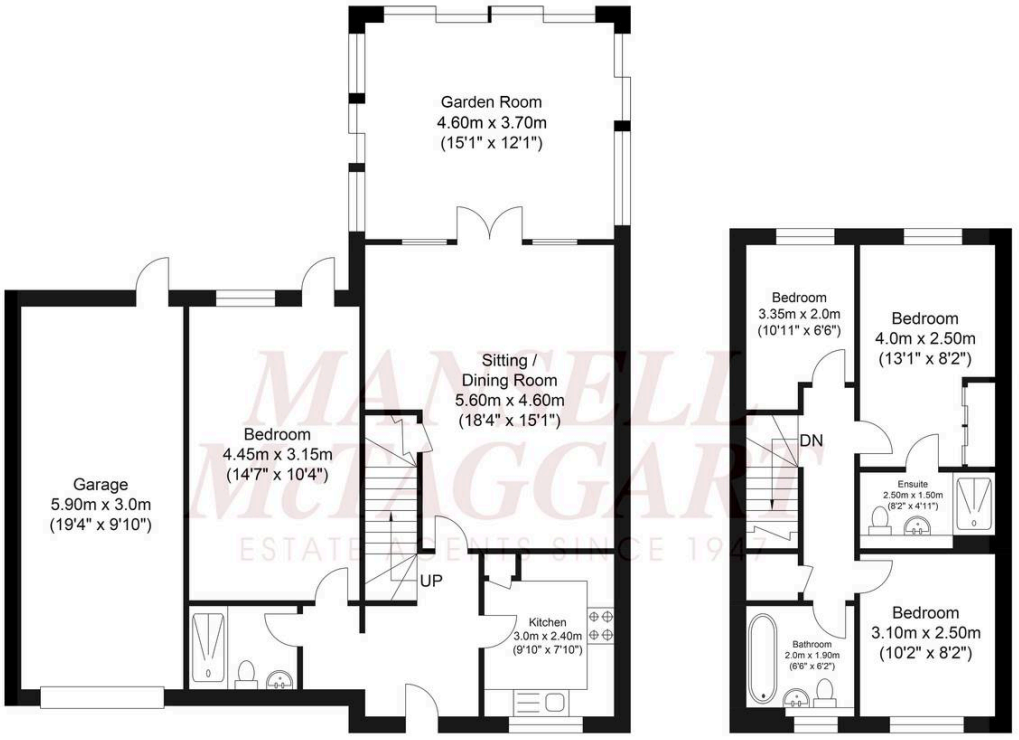












Approximate Gross Internal Area (Including Garage) = 143.75 sq m / 1547.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000

horsham@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk

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