



Ellis Road, Wickhurst Green, Horsham, RH12 3GR.
Guide Price £300,000 Freehold



- Detached freehold coach house
- Exclusive cul-de-sac location
- Modern fitted kitchen with integrated appliances
- Two double bedrooms
- Private garden
- Car port and further parking
- EPC B
- No chain above
- Viewing recommended

Tucked away in a quiet cul-de-sac on the popular Wickhurst Green side of Broadbridge Heath, is one of the area's rarely available detached freehold coach houses, combining bright, modern living with private outside space and practical design.

The accommodation is arranged with its own front door and hallway leading up to a superb open-plan kitchen / living area.

Natural light pours in through multiple windows and a large skylight, the sitting room with French doors opening to a balcony.

The kitchen is sleek and well-planned with integrated appliances and generous worktop space.

There are two comfortable double bedrooms, both with good proportions, and a modern bathroom with skylight, bath and shower over, WC and wash hand basin.



The home benefits from gas-fired central heating and double glazing throughout.

Beneath the property, the car port provides covered parking and houses a large utility cupboard with plumbing for a washing machine and space for a tumble dryer.

At the rear of the car port, a door leads through to a private garden with shed and water butt, ideal for pets, storage or a peaceful spot in the sun. There is a further parking space in front of the car port.

The location is highly convenient yet pleasantly tucked away, within easy reach of shops, the leisure centre, countryside walks and excellent road links via the A24/A264. Horsham town centre and station are just a short drive.

A superb, low-maintenance home - perfect for first-time buyers, downsizers or investors, and one of the very few detached coach houses to combine this level of light, space and privacy.

Investor Note

For buy-to-let investors, this detached freehold coach house presents a strong yield profile in a high-demand location. With an achievable rent of around £1,500 per calendar month (£18,000 per annum), the property offers a gross yield of approximately 6% based on the OIEO £300,000 guide price.

Modern build quality, low-maintenance design, private garden, and parking make it an attractive long-term hold with minimal ongoing costs and excellent tenant appeal.

Broadbridge Heath's continuing growth, strong commuter links and local amenities further support both rental stability and long-term capital potential.

Please note: Some images have been virtually staged to show furniture and lifestyle options

Material Facts

Price: Guide Price £300,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Horsham District Council

EPC: B

Property Type: Detached coach house (2 bedrooms)

Total Floor Area: Approx. 60 m² / 645 sq ft (excluding car port)

Mains Services: Gas / Electricity / Water / Drainage

Heating Type: Gas central heating to radiators

Parking: One covered car port plus one additional parking space in front



Garden: Private garden accessed via car port, with shed and utility cupboard (plumbed for washing machine and dryer)

Broadband Information: Full fibre (Fibre to the Premises) available via BT / Openreach

Mobile Coverage: Good with most major providers (EE, O2, Vodafone, Three)

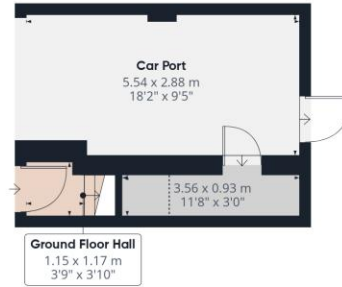
Flood / Erosion Risk: River & sea – Very low
Surface water – Very low to low

Further Information:

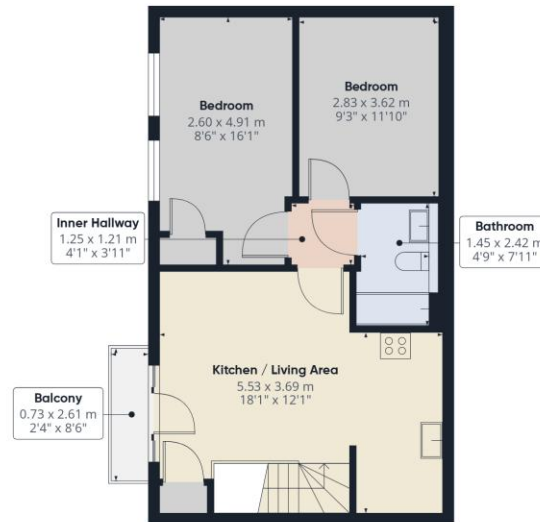
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

72.5 m²
780 ft²

Balconies and terraces

1.9 m²
20 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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