



65 Churchill Way, Broadbridge Heath

Guide Price **£500,000**

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Broadbridge Heath, Horsham

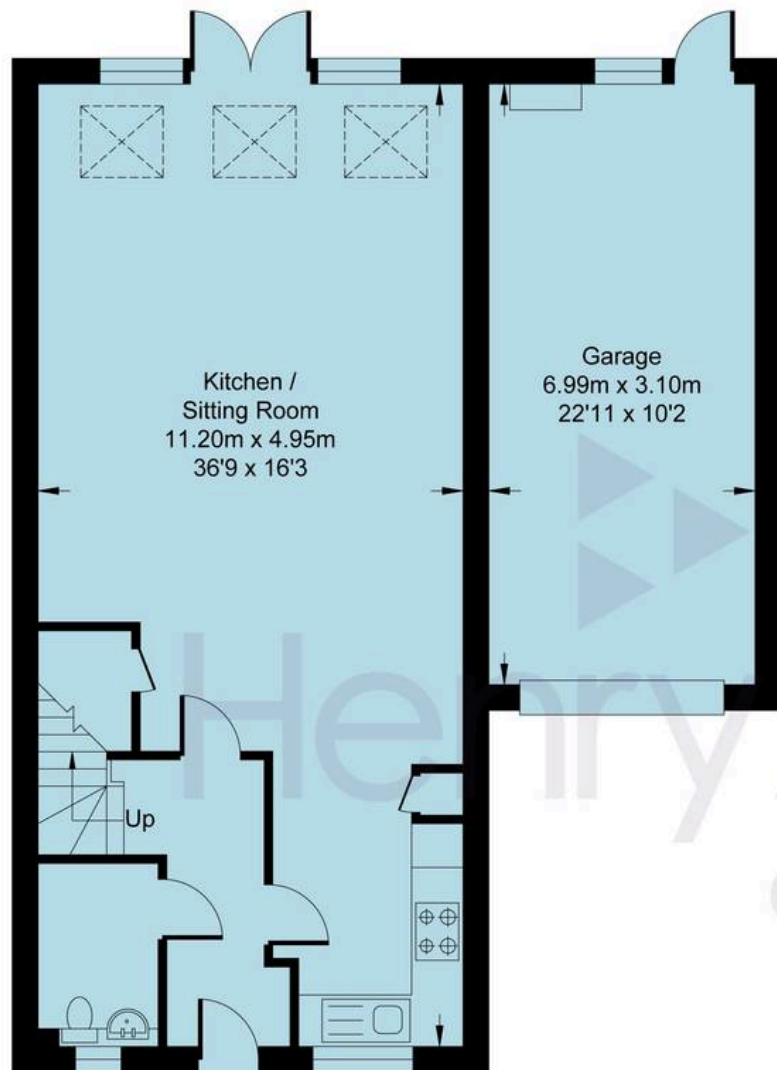
Offering a superb combination of stylish open-plan living, generous bedroom accommodation and excellent outdoor space. Upon entering, a welcoming reception hallway provides access to the main living accommodation and includes useful understairs storage and a convenient ground floor cloakroom.

At the heart of the home is the impressive open-plan sitting, dining and family room. This exceptional space is ideal for modern family living and entertaining, with full-height windows and skylights creating a bright and airy environment throughout. Double doors open directly onto the rear garden terrace, providing a seamless connection between the indoor and outdoor living spaces. The contemporary kitchen has been finished to a high specification, featuring a comprehensive range of wall and base cabinets with complementary work surfaces.

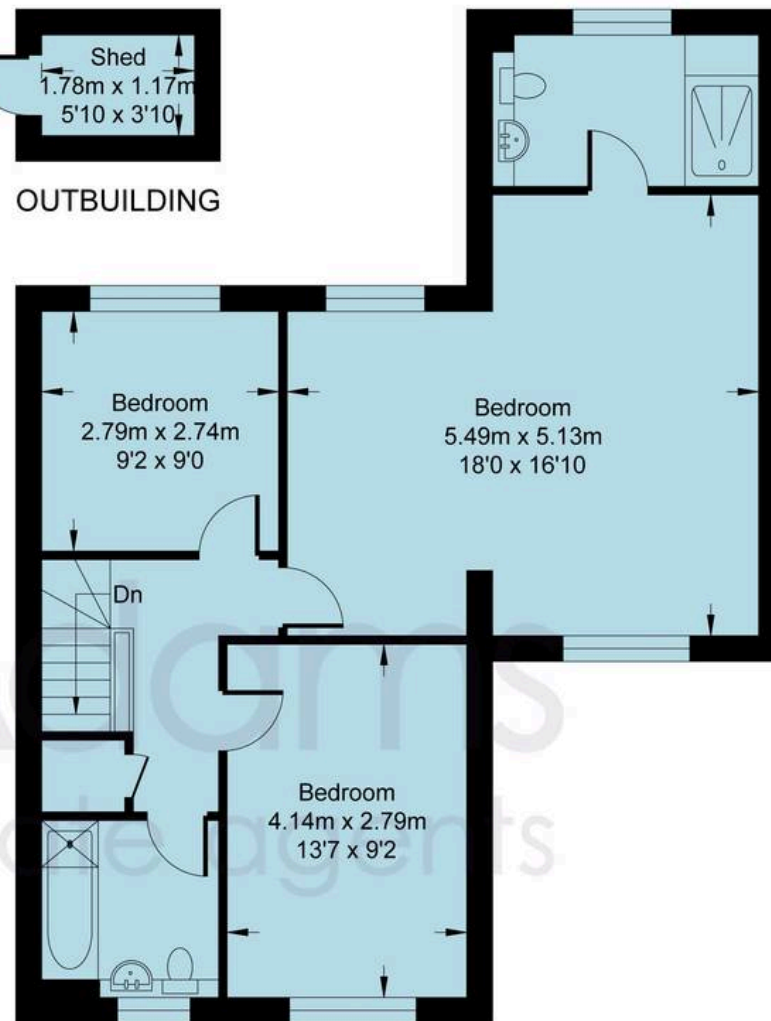
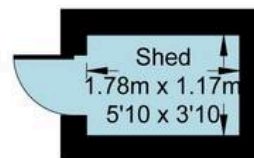
Upstairs, the principal bedroom is particularly impressive in size, providing ample room for both bedroom furniture and a separate seating area. The room benefits from a modern en-suite shower room, complete with a walk-in shower, wash hand basin and low-level WC. There are two further well-proportioned bedrooms, making this an ideal home for families, guests or those requiring additional home-working space. The modern family bathroom is fitted with a wall-mounted shower over the bath, wash hand basin and low-level WC, complemented by contemporary chrome fittings.







GROUND FLOOR



FIRST FLOOR

Churchill Way



Approximate Internal Area = 1304 sq ft / 121.10 sq m

Garage Area = 228 sq ft / 21.10 sq m

Outbuilding Area = 22 sq ft / 2.0 sq m

Total = 1554 sq ft / 144.30 sq m

For identification only - not to scale



Outside, the rear garden provides an excellent private space for relaxing and entertaining, with attractive terrace areas offering plenty of opportunity for outdoor dining and seating. To the front, the property benefits from driveway parking and a garage, providing valuable additional parking and storage.

Broadbridge Heath/ Wickhurst Green development offers a convenient village setting with access to a range of local amenities, schools and recreational facilities, whilst Horsham town centre is within easy reach and provides an extensive range of shops, restaurants, cafés and leisure facilities. The property is also particularly well positioned for commuters, with convenient access to the A24 and wider road network.

An excellent opportunity to acquire a stylish and versatile three-bedroom family home combining contemporary open-plan living, high-quality accommodation, a generous rear garden, garage and driveway parking in a highly convenient location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Management estate fees approx £200 per annum (paid 6 monthly)







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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.