



85 Shelley Drive  
Broadbridge Heath, Horsham RH12 3NU  
Offers Over £500,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 85 Shelley Drive, Broadbridge Heath, Horsham RH12 3NU

Courtney Green are pleased to offer for sale this extended 3/4 bed roomed link detached family residence situated in an established residential development on the west side of the village. The ground floor accommodation comprises an entrance hall with a cloakroom. This opens to a spacious double aspect lounge dining room which features a cast iron wood burning stove. From the dining area there are twin glazed doors opening up to an additional reception room, currently used as a 4th bedroom. There is a fitted 'shaker style' kitchen in a cream finish and incorporating fitted appliances. On the first floor there are 3 bedrooms (2 double and 1 single) along with a modern fitted bathroom. The property has double glazed fittings and an electric air source heat pump providing warm air heating to all rooms. Air conditioning units are also fitted in the lounge/dining room as well as the two double bedrooms. To the front of the property there is hard standing providing off road parking leading to an attached garage which has been divided into two areas including a utility area to the rear. A private enclosed rear garden features an area of raised decking with a covered pergola attached to a timber cabin equipped with power and light and which is currently used as a studio.

The accommodation comprises:

**Glazed Front Door to**

**Entrance Hall**

**Cloakroom**

Frosted double glazed side aspect. Low level w.c, wall mounted wash hand basin with tiled splashback, chromium electric towel warmer.

**Lounge / Dining Room**

Twin double glazed front aspect and double glazed French doors to the rear garden. Cast iron wood burner with brick surround and wooden mantle. Two uplighters, understairs recess, wall mounted air conditioning unit. Glazed double doors to:

**Family Room / Bedroom 4**

Double glazed bay front aspect and double glazed rear aspect, laminate wood flooring.

**Kitchen**

Double glazed rear aspect and double glazed door to the rear garden. Fitted with a range of base and wall mounted cupboards and drawers in a cream finish 'shaker style', complimenting work tops surfaces with panel walled splashback, one and a half bowl black sink unit with brass monobloc tap, Smeg 4 ring gas hob with eyelevel double oven, concealed filter hood over, integrated Hi Sense dishwasher, integrated fridge, pull out larder cupboard.

From the Entrance Hall staircase rises to the

**First Floor Landing**

Frosted double glazed side aspect. Airing cupboard housing hot water cylinder and slatted shelving, loft hatch with access to loft space.

**Bedroom 1**

Twin double glazed front aspect. Air conditioning unit, bedroom furniture incorporating double width wardrobe cupboards and chest of drawers.

**Bedroom 2**

Double glazed rear aspect. Air conditioning unit.

**Bedroom 3**

Double glazed front aspect. Stair box.

**Bathroom**

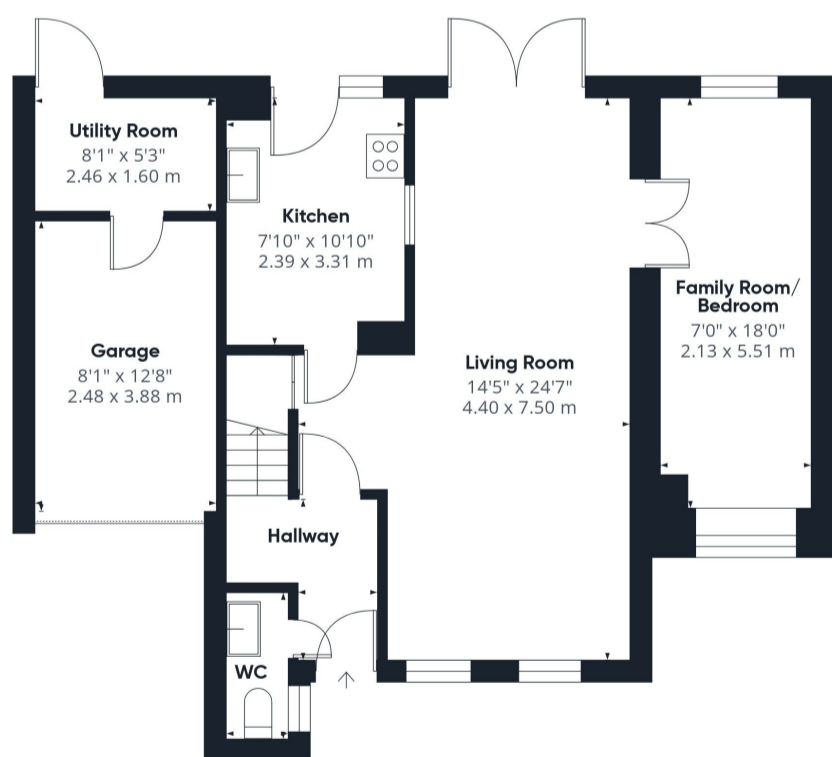
Frosted double glazed rear aspect. Fitted with a white suite comprising a panelled bath with chromium mixer tap, wall mounted Mira shower unit, wall bracket hand shower and overhead drencher unit, vanity wash hand basin with chromium mixer tap, cupboard under, low level w.c, chromium towel warmer, shaver light.

**OUTSIDE**

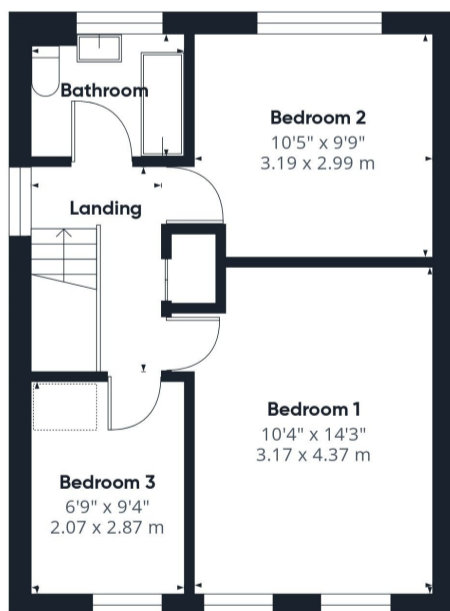
To the front of the property there is an area of hard standing providing off road parking, there is a small area of garden with tall privet hedging. To the side of the house is an attached Garage with a metal up and over door, power and light. Garage is divided into 2 sections, the rear being a utility area with work top surface, plumbing for washing machine and tumble dryer, eye level cupboards, space for fridge/freezer, personal door to the rear garden. A gated side access leads to the rear garden which enjoys a good degree of privacy and comprises a wide area of synthetic lawn, resin side path, raised corner patio and log stores. To one side of the garden is an area of decking featuring a covered pergola with hanging swing chairs an attached to a useful timber cabin equipped with power and light.

Council Tax Band - E

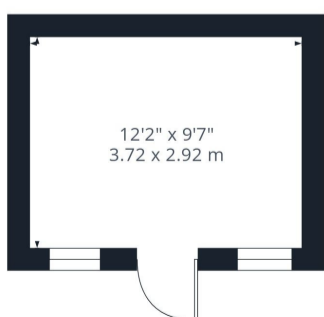
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Ground Floor Building 1



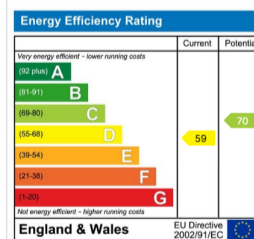
Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1217 ft<sup>2</sup>  
113 m<sup>2</sup>



(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.

GIRAFFE360

