



10 Wells Croft, Broadbridge Heath, RH12 3GX

Guide Price **£435,000 – £450,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms with storage
- Immaculately presented end of terrace house
- Built in 2015 by David Wilson Homes
- No onward chain
- South east facing garden with ample storage
- 2 allocated parking spaces
- Principal bedroom with en suite shower room
- Close to schools, major transport links, shopping facilities and the Downs Link
- Quiet and tucked away position on popular development

A well located and beautifully presented 3 bedroom end of terrace house, built in 2015 by David Wilson Homes with 2 allocated parking spaces, private south east facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

A well located and beautifully presented 3 bedroom end of terrace house, built in 2015 by David Wilson Homes with 2 allocated parking spaces, private south east facing garden and no onward chain. The property is situated this ever so popular development, within easy access of major transport links, excellent schools, shopping facilities and the Downs Link.

The accommodation comprises: entrance hallway, cloakroom and bay fronted kitchen/dining room fitted with an attractive range of units, integrated appliances that include double oven, gas hob, extractor, fridge/freezer, dishwasher and washing machine and useful understairs storage cupboard. Off the kitchen/dining room there is a well proportioned sitting room with French doors onto the south east facing garden.

From the hallway the staircase rises to the first floor. The principal bedroom is equipped with fitted wardrobes and en suite shower room. There are 2 further good sized bedrooms (1 double & 1 single both with storage) and modern family bathroom.

Benefits include Amtico flooring, gas fired central heating to radiators (boiler located in the kitchen/dining room), double glazed windows and fibre-optic broadband.

2 allocated parking spaces are located to the front of the property.

The 26' x 18' south east facing garden offers a good degree of privacy and is predominantly lawned with borders, paved patio, entertaining area and rear access.

A newly installed timber framed storage facility offers ample space for bicycles and garden furniture.

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.

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