



Churchill Way, Broadbridge Heath, Horsham,

Guide Price £535,000


Henry Adams
estate agents

Churchill Way, Broadbridge Heath, Horsham, West Sussex RH12 3TY

This property is offered with vacant possession and no-ongoing chain. It features a superb blend of living and bedroom space arranged over two floors and is situated with access to nearby countryside walks including the Downs Link, Horsham town centre, the mainline train station and a selection of well regarded local schools.

To the ground floor, a reception hallway welcomes you and leads into a fabulous open plan kitchen/sitting/dining room. There are double doors that lead directly out to the rear garden terrace and there is ample space for sitting area, separate dining room area and a sociable sit up breakfast bar. The kitchen has a range of wall and base cabinets with contrasting tones and worksurfaces running through. There is a selection of integrated appliances and tiled flooring. Also of note to the ground floor is a cloakroom and under stairs storage space.

To the first floor, there is a generous and well proportioned landing which offers a potential study/workstation area. The main bedroom has an aspect to the front of the property, fitted wardrobe space and a well equipped en-suite shower room with a large walk-in shower, wash hand basin and low-level WC. There are two further bedrooms to the first floor, both of which enjoy views over the rear gardens and a family bathroom with bath, wash hand basin and low-level WC.





51 Churchill Way, Broadbridge Heath, Horsham, RH12 3TY

Approximate Area = 1527 sq ft / 142 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Henry Adams. REF: 763716





Outside there is a private driveway that leads to the garage with an up and over door, power and lighting. There is also a convenient access door to the rear garden. The rear garden has a secure side access gate and is mainly laid to a level lawn, there is a patio terrace area ideal for outdoor dining and a part walled boundary.

- **Three Bedrooms, Two Bathrooms**
- **Open Plan Kitchen/Sitting/Dining Room**
- **Driveway Parking and Garage**
- **Vacant Possession & No Ongoing Chain**
- **Modern and Contemporary Decor. Throughout**
- **Access to Nearby Horsham Town Centre and Local Amenities**
- **Nearby Countryside and access to the Downs Link**
- **Access to Well Regarded Schools**

Agents Note: Yearly Rent/Service Charge of £192.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B







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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.