



46 Pelling Way, Broadbridge Heath

Guide Price £450,000

46 Pelling Way

Broadbridge Heath, Horsham

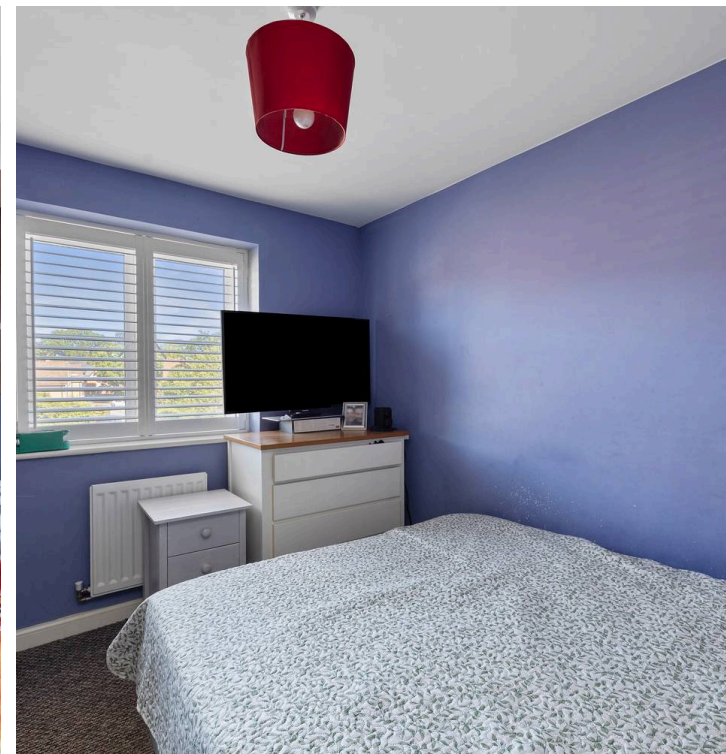
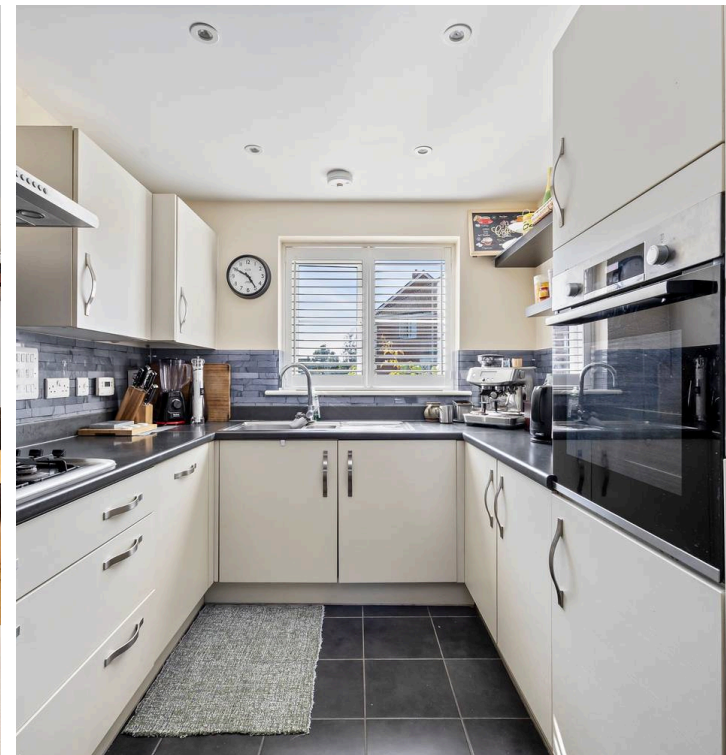
The property is easily accessible to the nearby downs link and a selection of local pubs and restaurants. The reception hallway leads into an open plan sitting dining kitchen space which enjoys direct access out to the rear garden, the kitchen has been finished to a high specification and has a selection of integrated appliances, floor and wall cabinets with work services. The living/dining room offers a versatile opportunity for a growing family. Also to note to the ground floor is a downstairs cloakroom. To the first floor the main bedroom has an aspect to the front of the property and features a fitted wardrobe and an ensuite shower room which has a walk-in shower, low-level WC and wash handbasin. Two further bedrooms and a family bathroom complete the first floor. The rear garden has decking running through providing ideal outdoor recreational and social space, there is a covered area which is ideal for outdoor dining. Driveway parking is at the rear of the property and leads to the garage which has an up and over access door.

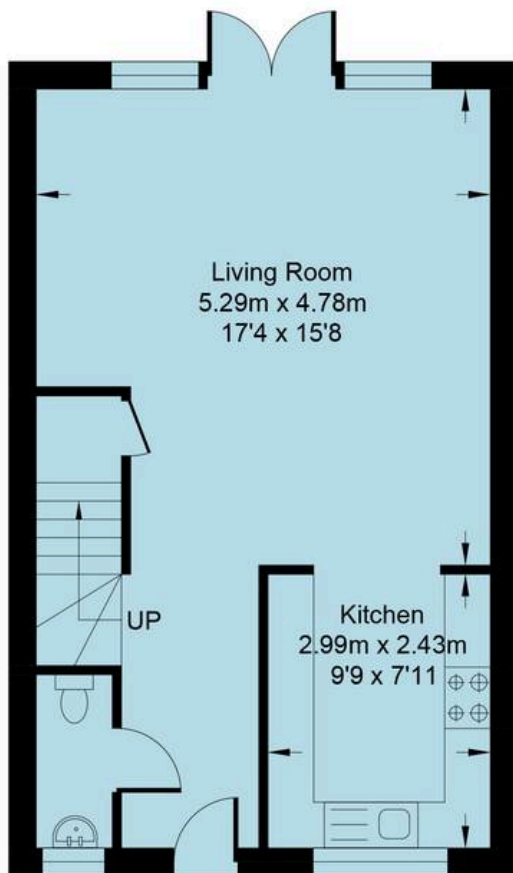
Council Tax band: D

Tenure: Freehold

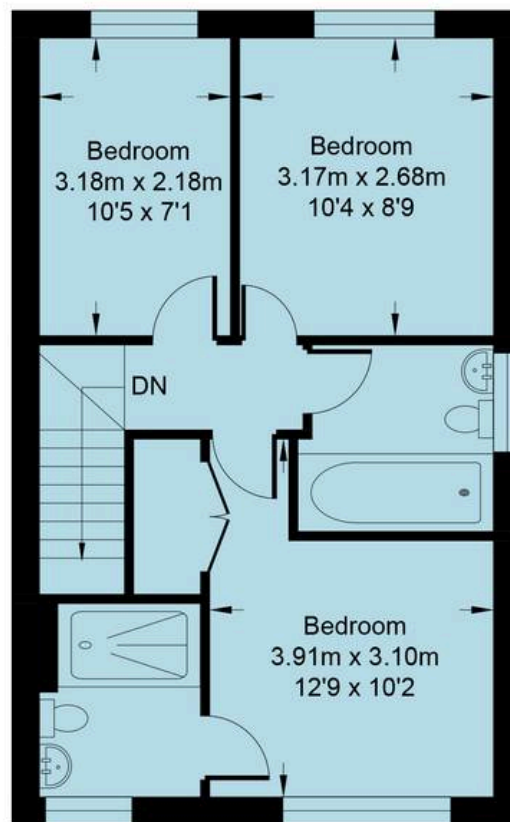
EPC Energy Efficiency Rating: B

- Three Bedroom Semi Detached Family Home
- Open Plan Lounge / Diner and Modern Kitchen
- Garage and Off Road Parking
- Located in a Sought After Development in Broadbridge Heath
- Close to Well Regarded Schools and Access to Horsham Town Centre

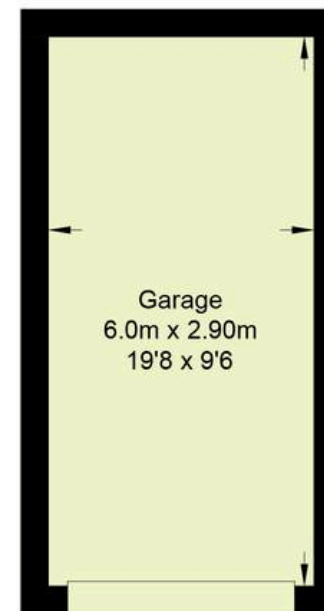




GROUND FLOOR



FIRST FLOOR



GARAGE



Pelling Way

Approximate Area = 885 sq ft / 82.2 sq m

Total = 885 sq ft / 96.12 sq m

For identification only - not to scale



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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.