



**36 Heydon Way, Broadbridge Heath**

Guide Price **£700,000**

  
**Henry Adams**  
estate agents

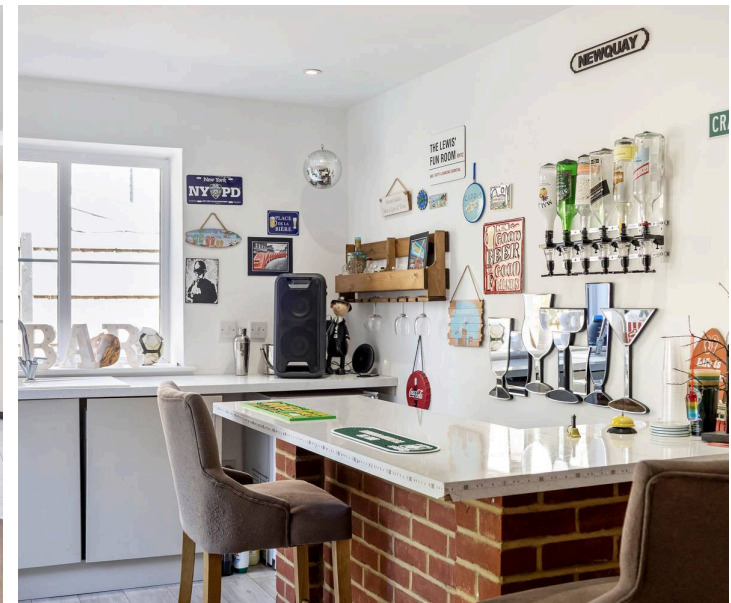


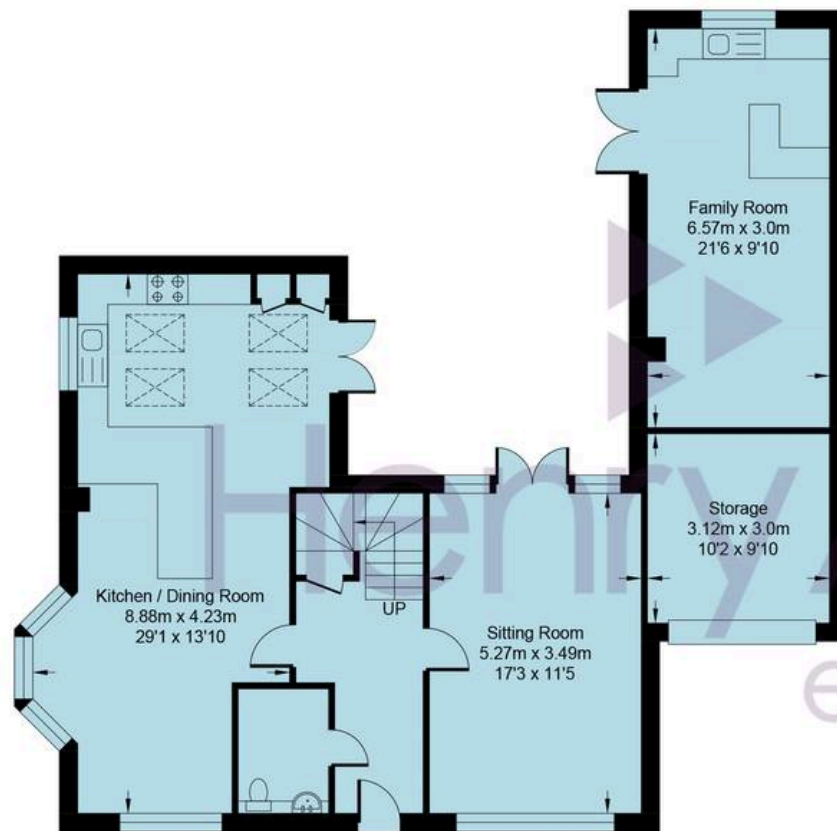
# 36 Heydon Way

Broadbridge Heath, Horsham

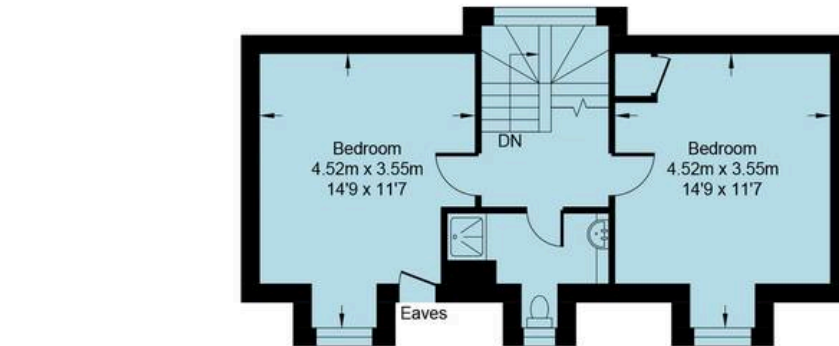
A superbly presented, modern contemporary five bedroom, four bathroom family home situated in a quiet and discreet position on the west side of Horsham, offering access to the nearby countryside, a selection of world regarded local schools, commuter routes to the capital and Horsham town Centre with its mainline train station and local amenities.

This property has a superb arrangement of living and bedroom space. The total is approximately 2128 ft.<sup>2</sup> and is arranged over three floors with the benefit of a corner plot, and driveway parking. A reception hallway welcomes you and leads into the main sitting room, which has a light and airy feel due to the front and rear aspects, there are double doors opening directly onto the rear garden terrace. The main kitchen dining family room provides an ideal social hub and has skylight windows as well as a triple aspect providing a lighter space, with double doors opening directly to rear garden terrace, it is well equipped and presented to a contemporary style with a selection of wall and base cabinets with integrated high-end appliances. There is also a kitchen preparation island that doubles up as a sociable sit up breakfast bar as well as ample space for a further sitting/dining area with a bay window to the side aspect. Also of note to the ground floor is the partly converted garage space which now forms a separate family room with its own kitchenette, making it an ideal place for a growing family, family gatherings and social occasions or has the flexibility to be used as a studio or gym space.

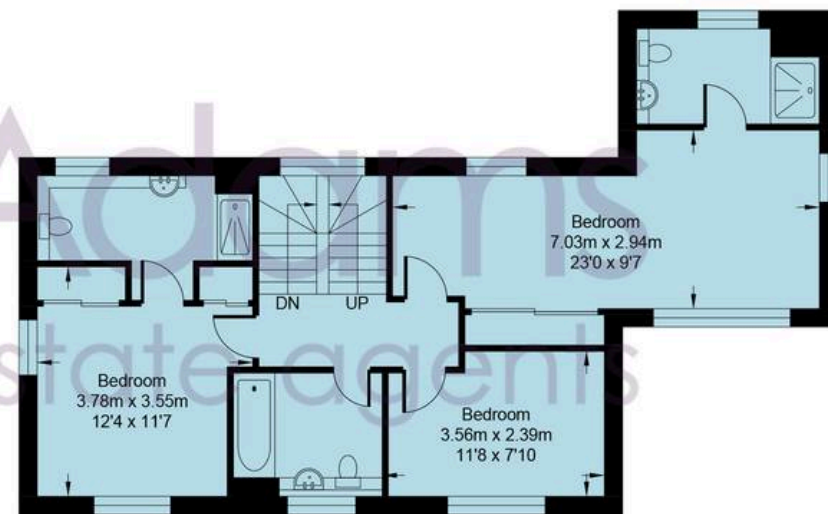




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



## Heydon Way

Approximate Area = 2128.99 sq ft / 197.79 sq m

Total = 2128.99 sq ft / 197.79 sq m

For identification only - not to scale











To the first floor the main bedroom suite enjoys very generous proportions and has a fitted wardrobe space and an ensuite bathroom featuring a walk-in shower WC and wash handbasin. The second bedroom also has the benefit of a large ensuite shower room as well as fitted wardrobes and a double aspect with windows to the front and side. A further bedroom and separate family bathroom complete the first floor.

To the second floor, there are two further double bedrooms which both enjoy elevated views to the front aspect and there is a separate shower room with a walk-in shower washbasin and low-level WC.

The property has the benefit of a landscaped front garden with a selection of shrub hedges providing superb degrees of privacy and seclusion, there is driveway parking for several vehicles that leads to the park converted garage door space which has an up and over door and space for bikes and Garden equipment. The rear garden features a part wall boundary and is mainly laid to lawn with a patio terrace area which is ideal for outdoor dining, there is a separate decking area and beds with shrubs and planting.

- Detached Family Home
- Five Bedrooms
- Four Bathrooms
- Open Plan Kitchen Dining Area with Island
- Converted Garage with Kitchenette and Family Area
- Arranged Over Three Floors
- Modern Decor Throughout
- Off Road Parking
- Located in Broadbridge Heath Village
- Access to Horsham Mainline Train Station and Town Centre

Tenure: Freehold

EPC Energy Efficiency Rating: C











## Henry Adams – Horsham

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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.