



1 Staples Close, Broadbridge Heath, RH12 3UL
£500,000

- 3 good sized bedrooms
- Well presented detached house built in 2016 by David Wilson Homes
- Principal bedroom with wardrobes and en suite
- Driveway for 2 vehicles and garage with power
- South facing part walled garden
- Kitchen/dining room with utility room
- Vendor suited
- Potential to convert loft and garage
- Popular development close to schools, shops, walks and transport links

A beautifully presented and conveniently located 3 bedroom detached house, built in 2016 by David Wilson Homes with en suite, driveway, garage and private south facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A beautifully presented and conveniently located 3 bedroom detached house, built in 2016 by David Wilson Homes with en suite, driveway for 2 vehicles, garage and private south facing garden.

The property is situated on this ever so popular development, close to beautiful walks on the Downs Link, excellent schools, major transport links and shopping facilities in the village and in nearby Horsham.

The accommodation comprises: entrance hallway, cloakroom, good sized sitting room and kitchen/dining room fitted with an attractive range of units, integrated appliances, usefully utility room and French doors onto the garden. On the the first floor there is a study area and access into the loft which lends itself for conversion, similar to nearby homes. The principal bedroom is equipped with fitted wardrobes and en suite shower room. There are an additional 2 well proportioned bedrooms (bedroom 2 with fitted wardrobes) and modern bathroom.

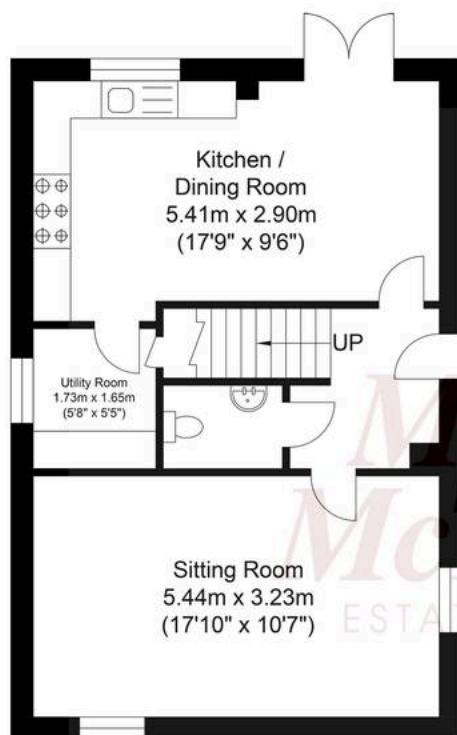
Benefits include double glazed windows, fibre-optic broadband and gas fired central to radiators (boiler located in the kitchen/dining room).

A driveway provides parking for 2 vehicles, leading to the garage with power and ample storage. This could be converted into a gym or office, if required.

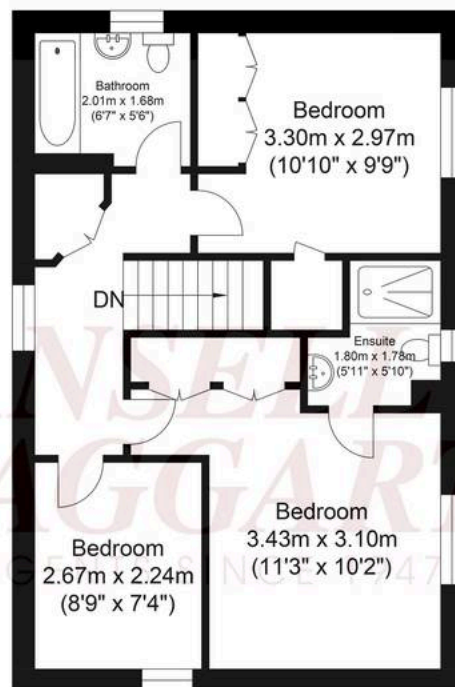
The 30' x 28' south facing garden offers a good degree of privacy and is lawned with substantial paved patio, side access and courtesy door into garage.

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.

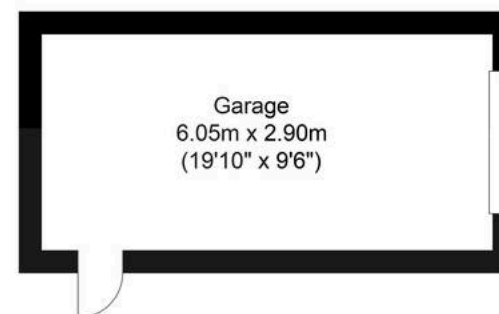




Ground Floor
Approximate Floor Area
506.98 sq ft
(47.10 sq m)



First Floor
Approximate Floor Area
506.98 sq ft
(47.10 sq m)



Garage
Approximate Floor Area
187.29 sq ft
(17.40 sq m)



Approximate Gross Internal Area (Excluding Garage) = 94.20 sq m / 1013.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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