



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

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Well presented detached house
- Built in 2016 by David Wilson Homes
- Principal bedroom with en suite
- Kitchen/dining room and utility
- Driveway and garage with power
- Private garden
- Close to transport links, schools, shops and walks

A well located and good sized 3 bedroom detached house, built in 2016 by David Wilson Homes with en suite, driveway, garage and private garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A well located and good sized 3 bedroom detached house, built in 2016 by David Wilson Homes with en suite, driveway, garage and private garden. The property is situated on a popular development, within easy access of highly regarded schools, major transport links, shopping facilities and the Downs Link.

The accommodation comprises: entrance hallway, cloakroom, double aspect sitting room and kitchen/dining room fitted with an attractive range of gloss units with integrated appliances, double doors onto the garden and useful utility room with side access.

On the first floor there is access into the loft space which lends itself for conversion, if required.

The principal bedroom is fitted with wardrobes and en suite shower room. There are an additional 2 well proportioned bedrooms (bedroom 2 with fitted wardrobes) and modern family bathroom.

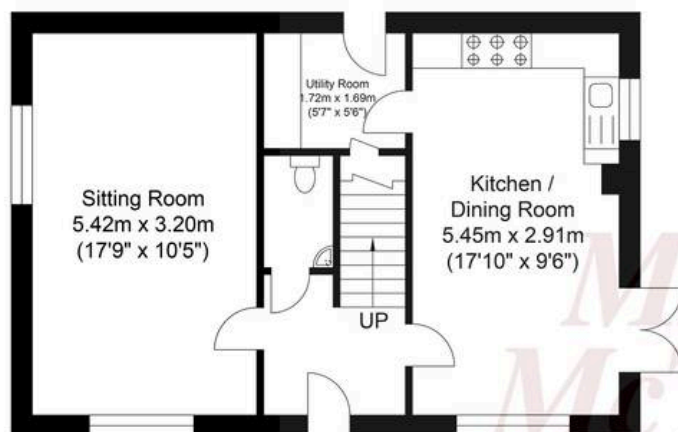
Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen/dining room), Amtico flooring and fibre-optic broadband.

A driveway provides parking for 1 vehicle, leading to the garage with power and eaves storage.

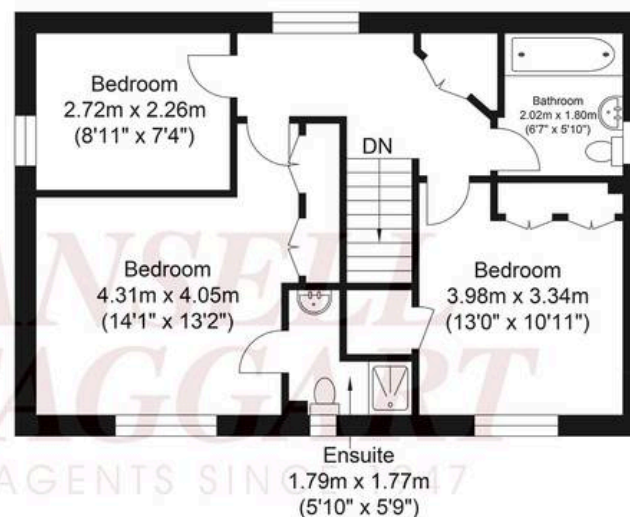
The 33' x 33' part walled garden is predominantly lawned with raised borders, paved patio and side access.

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.

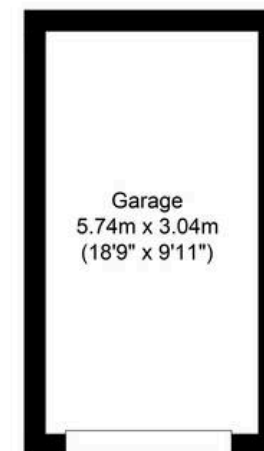




Ground Floor
Approximate Floor Area
481.90 sq ft
(44.77 sq m)



First Floor
Approximate Floor Area
481.90 sq ft
(44.77 sq m)



Garage
Approximate Floor Area
187.83 sq ft
(17.45 sq m)



Approximate Gross Internal Area (Excluding Garage) = 89.54 sq m / 963.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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