



8 Nye Close, Broadbridge Heath, RH12 3TB

Guide Price **£600,000 – £625,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- 2 reception rooms
- Well located detached house built in 2016
- Principal bedroom with en suite
- Driveway for 2/3 vehicles and garage with power
- West facing garden
- Kitchen/dining room and separate utility/cloakroom
- Excellent school catchment
- Close to shopping facilities, transport links and Downs Link

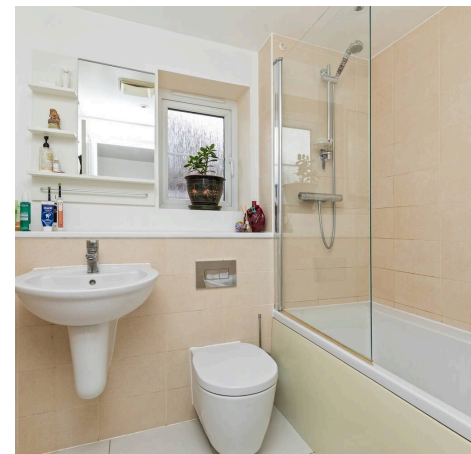
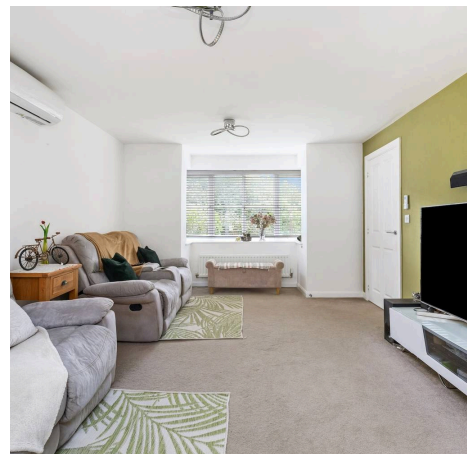
A well located and good sized 4 bedroom, 2 reception room detached house, built in 2016 by Bovis Homes with en suite, driveway for 2/3 vehicles, garage, west facing garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A well located and good sized 4 bedroom, 2 reception room detached house, built in 2016 by Bovis Homes with en suite, driveway for 2/3 vehicles, garage, west facing garden and no onward chain.

The property is situated in a tucked away and private position on this popular development, within easy access of excellent schools, major transport links, shopping facilities and the Downs Link.

The accommodation comprises: entrance hallway, cloak/utility room, study/family room and well proportioned bay fronted sitting room.

The kitchen/dining room is fitted with an attractive range of gloss units, integrated appliances that include 5 gas hob, extractor, oven, combination oven/microwave, dishwasher and fridge/freezer. A pair of French doors lead onto the garden and into the sitting room.

On the first floor there is a principal bedroom with fitted wardrobes and en suite shower room. There are 3 further decent sized bedrooms and family bathroom.

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

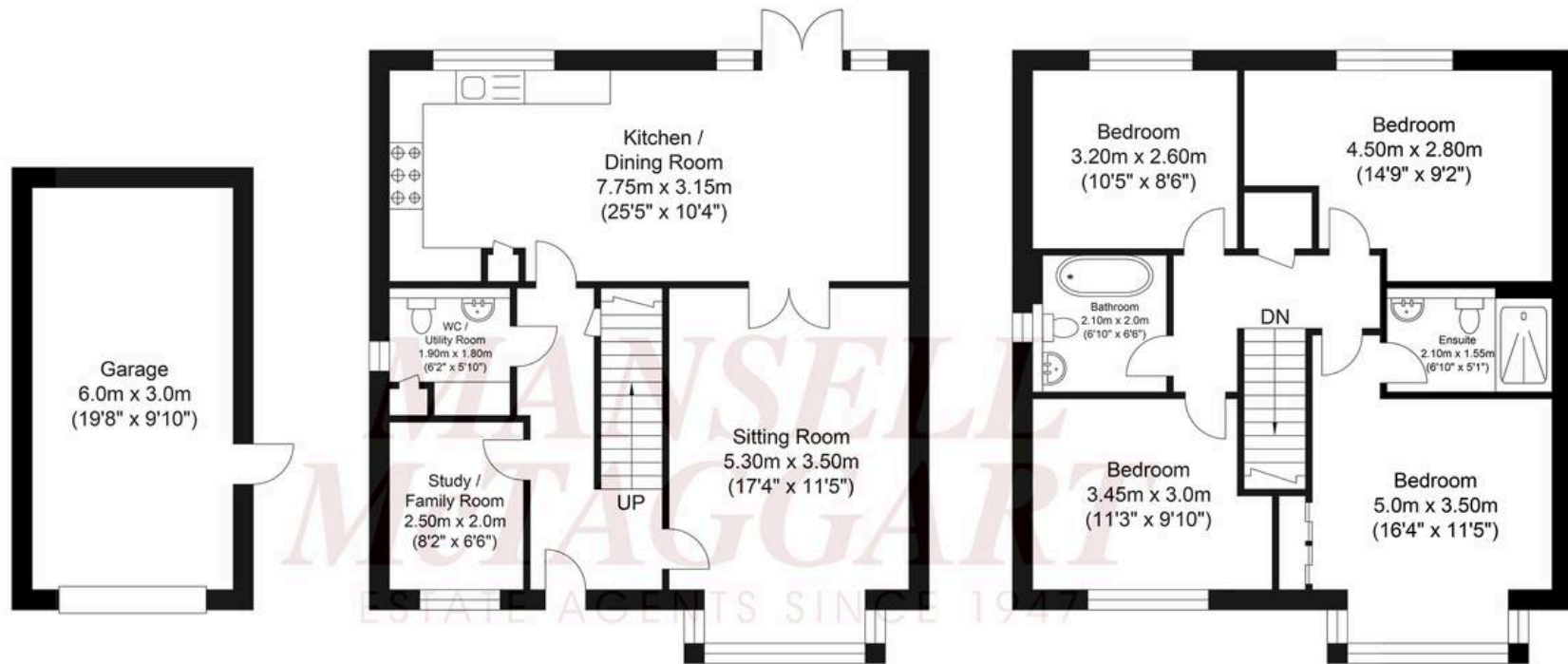
A driveway provides parking for 2/3 vehicles, leading to the garage with power, eaves storage and courtesy door to garden.

The 43' x 36' west facing garden is lawned with 2 fruit trees (cherry and apple), covered seating with paved patio which is ideal for entertaining all year round.

NB. Site charge £260.15 per annum.

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.





Garage
Approximate Floor Area
193.75 sq ft
(18.0 sq m)

Ground Floor
Approximate Floor Area
667.14 sq ft
(61.98 sq m)

First Floor
Approximate Floor Area
667.14 sq ft
(61.98 sq m)

Approximate Gross Internal Area (Excluding Garage) = 123.96 sq m / 1334.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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