



## Churchill Way, Broadbridge Heath

Guide Price £535,000

# Churchill Way

Broadbridge Heath, Horsham

This property is offered with vacant possession and no-ongoing chain.

It features a superb blend of living and bedroom space arranged over two floors and is situated with access to nearby countryside walks including the Downs Link, Horsham town centre, the mainline train station and a selection of well regarded local schools.

To the ground floor, a reception hallway welcomes you and leads into a fabulous open plan kitchen/sitting/dining room.

There are double doors that lead directly out to the rear garden terrace and there is ample space for sitting area, separate dining room area,

The kitchen has a range of wall and base cabinets with contrasting tones and worksurfaces running through. There is a selection of integrated appliances and tiled flooring.

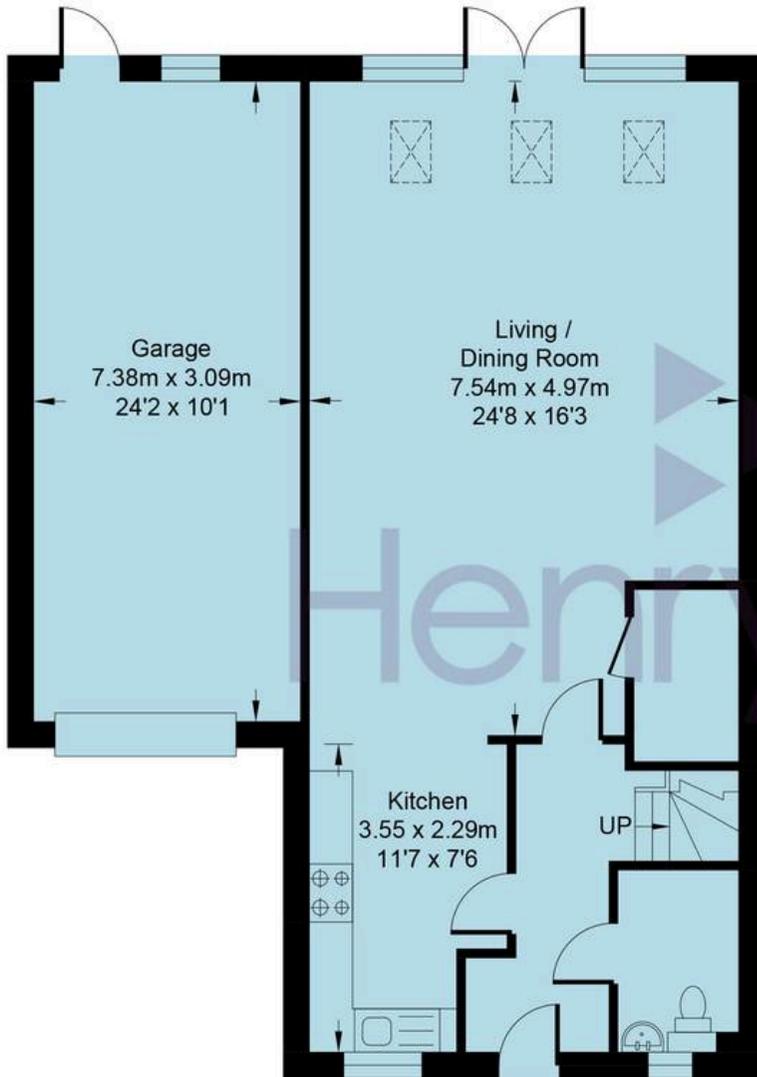
Also of note to the ground floor is a cloakroom and under stairs storage space.

To the first floor, The main bedroom has an aspect to the rear of the property, fitted wardrobe space and a well equipped en-suite shower room with a large walk-in shower, wash hand basin and low-level WC.

There are two further bedrooms to the first floor, and a family bathroom with bath, wash hand basin and low-level WC.







GROUND FLOOR



FIRST FLOOR



## Churchill Way

Approximate Area = 1274 sq ft / 118.4 sq m

Garage = 245 sq ft / 22.8 sq m

Total = 1519 sq ft / 141.2 sq m

For identification only - not to scale



Outside there is a private driveway that leads to the garage with an up and over door, power and lighting. There is also a convenient access door to the rear garden. The rear garden has a secure side access gate and is mainly laid to a level lawn, there is a patio terrace area ideal for outdoor dining and a part walled boundary.

Wickhurst Green is a popular development within 2 miles of Horsham town centre. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agent note - Management fee/ service charge approx £200 paid every 6 month.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Henry Adams – Horsham

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