



19 Heydon Way, Broadbridge Heath, RH12 3GL

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Well presented mid terraced house
- Built in 2014 by Countryside Properties
- No onward chain
- Driveway for 1 vehicle and garage
- Studio with store room, power and internet connection
- South facing garden
- Scope to convert the loft
- Quiet and tucked away position on popular development
- Solar panels and new boiler

A well located 3 bedroom mid terraced house, built in 2014 by Countryside Properties with driveway, garage, studio with power, south facing garden and no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well located 3 bedroom mid terraced house, built in 2014 by Countryside Properties with driveway, garage, studio with power, south facing garden and no onward chain.

The property is situated in a tucked away position on this ever so popular development, close to excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway, cloakroom and good sized sitting/dining room with door onto the south facing garden.

The kitchen is fitted with an attractive range of units and integrated appliances.

On the first floor there is access into the loft which lends itself to conversion, similar to neighbouring properties.

There are 3 good sized bedrooms and modern bathroom.

Benefits include double glazed windows, gas fired central heating to radiators (new boiler located in the kitchen), newly installed solar panels and fibre-optic broadband.

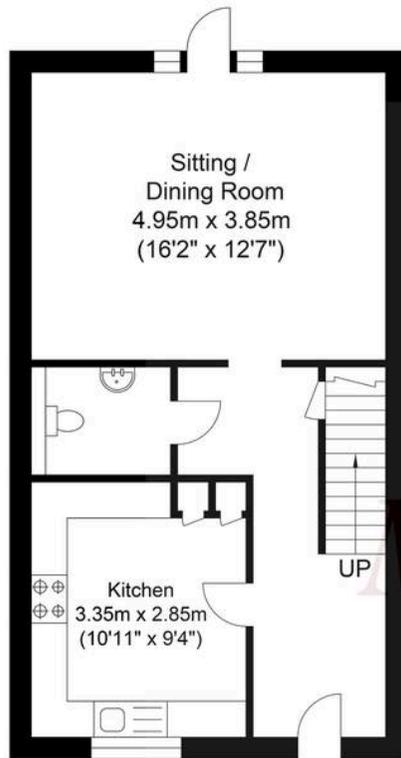
A driveway provides parking for 1 vehicle, leading to the 19'10 x 9'6 garage with power.

The 42' x 18' south facing garden has been landscaped with an artificial lawn, paved patio and side access.

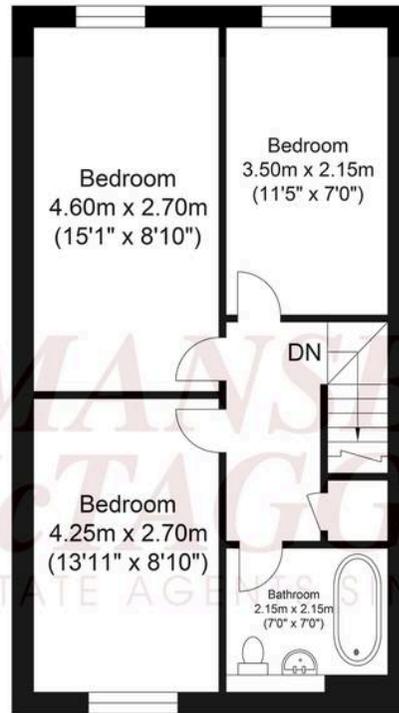
The 113 sq ft timber framed studio with store room, power and internet connection is ideal for those who require an office or gym.

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy convenience store and Post Office for your everyday needs. 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 24-hour 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, 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 Christ's 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.





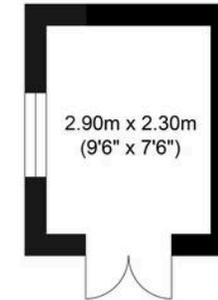
Ground Floor
Approximate Floor Area
492.44 sq ft
(45.75 sq m)



First Floor
Approximate Floor Area
492.44 sq ft
(45.75 sq m)



Garage
Approximate Floor Area
206.66 sq ft
(19.20 sq m)



Outbuilding
Approximate Floor Area
71.79 sq ft
(6.67 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 91.50 sq m / 984.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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