



## Pelling Way, Broadbridge Heath

Guide Price £485,000

# Pelling Way

Broadbridge Heath, Horsham

This beautifully presented home offers stylish and well-planned accommodation throughout. The welcoming entrance hallway provides access to the downstairs cloakroom and leads into the impressive open-plan kitchen and sitting room, creating a wonderful sociable living space.

The contemporary kitchen is fitted with a range of dark wood wall and base units and benefits from integrated appliances including a four-ring gas hob with extractor fan, oven, dishwasher, and washer/dryer.

The spacious sitting/dining area overlooks the attractive rear garden and is further enhanced by a conservatory, providing additional versatile living space, making it ideal for both relaxing and entertaining.

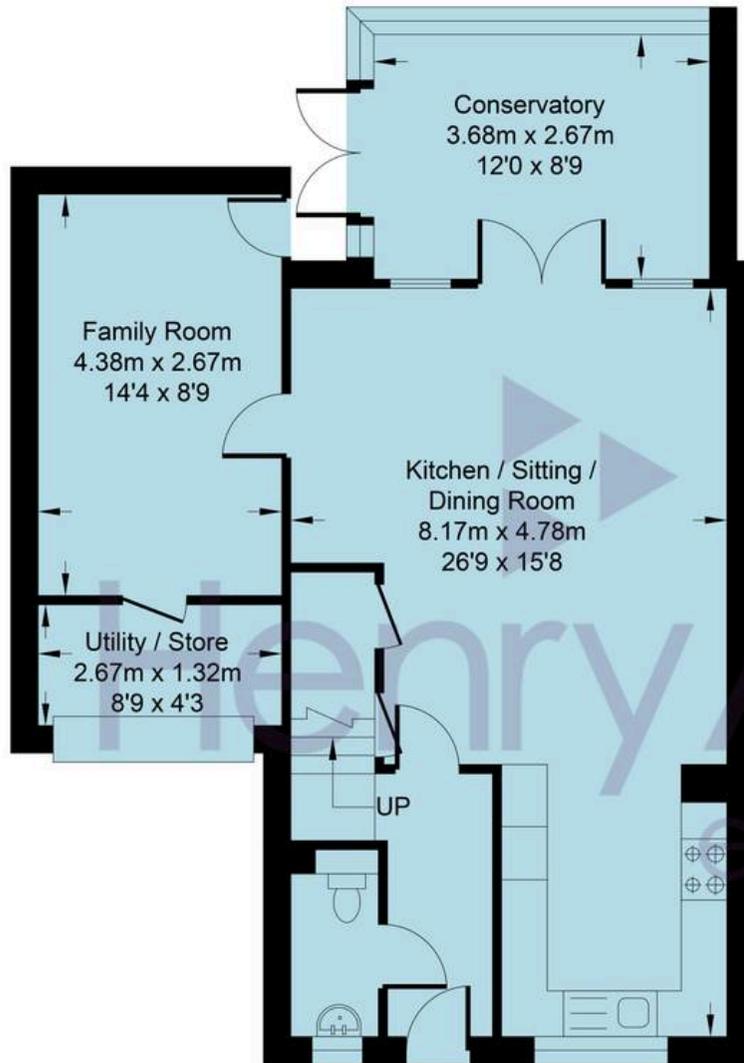
To the first floor, the principal bedroom features a spacious walk in wardrobe and a modern en-suite shower room. There are two further well-proportioned bedrooms and a family bathroom, fully tiled and complete with a heated towel rail.

The loft is boarded and benefits from lighting and a ladder, offering excellent additional storage.

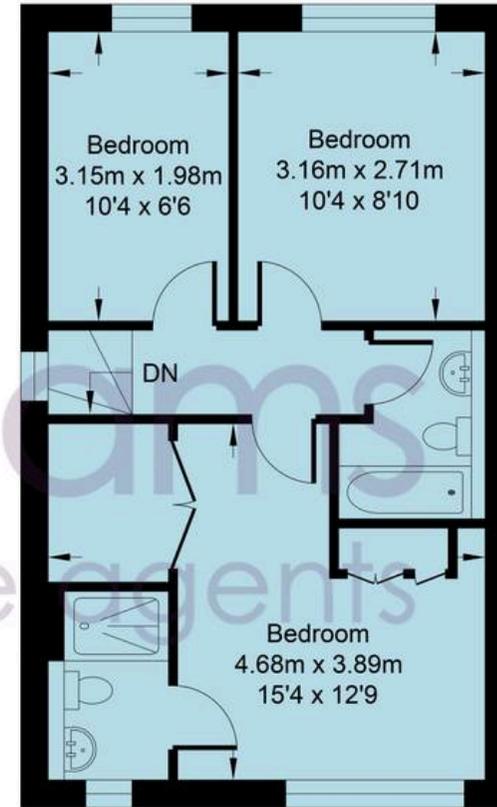
Externally, the property enjoys a delightful rear garden, along with the added advantages of a partially converted garage and driveway parking.







GROUND FLOOR



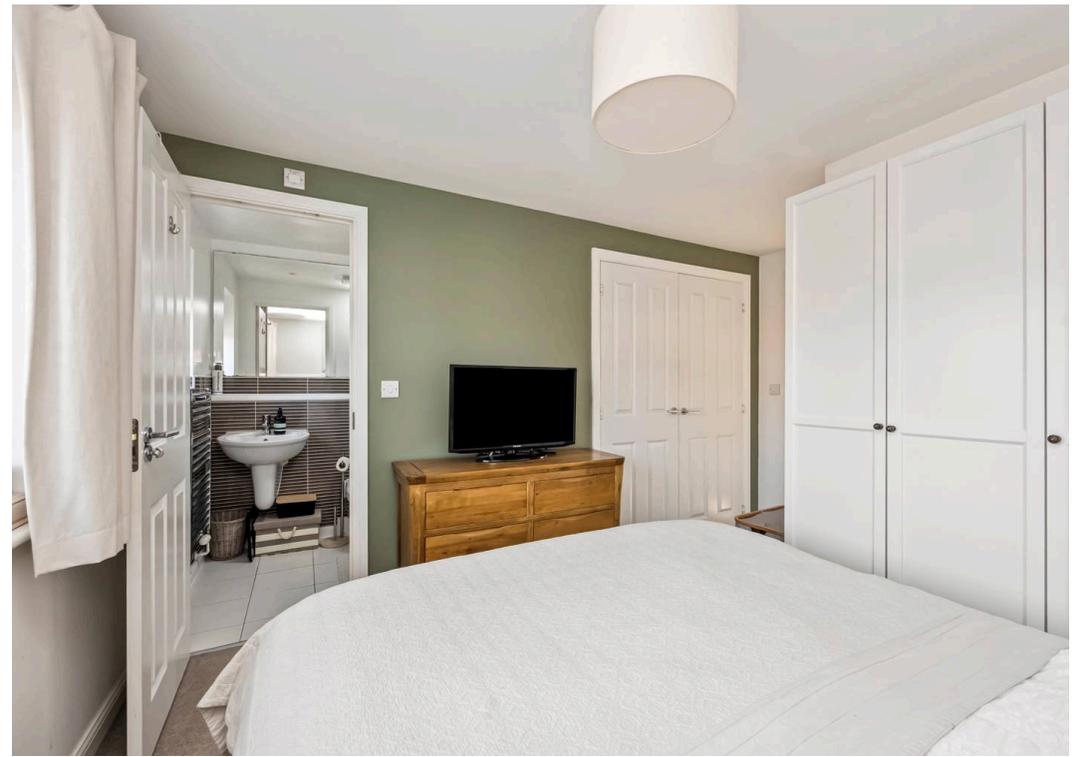
FIRST FLOOR

## Pelling Way

Approximate Area = 1123 sq ft / 104.3 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - not to scale



**A modern three-bedroom end-of-terrace home with garage, driveway and delightful rear garden, situated within the highly sought-after Wickhurst Green development.**

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 close to Horsham Park whilst the nearby Capitol has a cinema and theatre. 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's Note:**

Estate Management Charge – approximately £340 per annum (payable six-monthly).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.