



Churchill Way, Broadbridge Heath

Guide Price £800,000 – £825,000

Churchill Way

Broadbridge Heath, Horsham

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

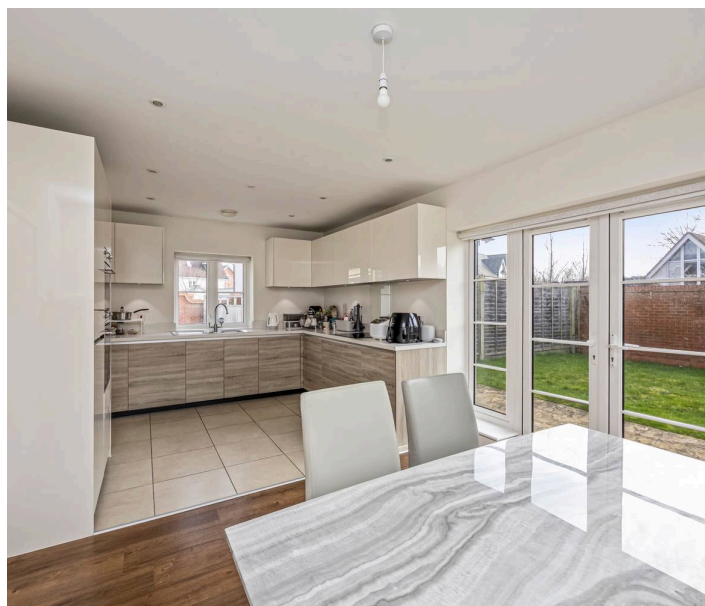
At the heart of the home is a stunning open-plan kitchen/diner, thoughtfully designed to create a sociable and functional space ideal for both everyday living and entertaining, with double doors opening onto the rear patio and garden – seamlessly blending indoor and outdoor living.

In addition, there is a generous dual-aspect separate lounge, filled with natural light and providing a welcoming and relaxing retreat. This impressive space also benefits from double doors leading to the rear of the property, further enhancing the connection to the garden.

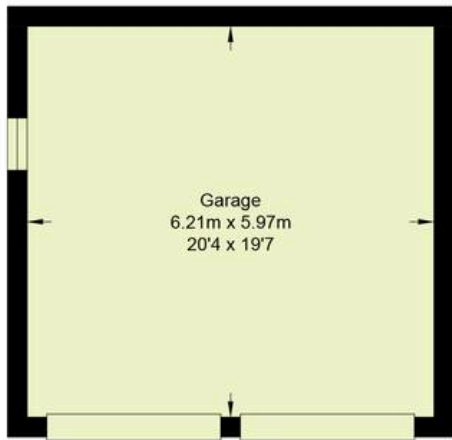
Further benefits include a practical utility room, a convenient ground floor WC, driveway parking, and a double garage offering ample storage and off-road parking.

To the first floor is a generous principal bedroom featuring large fitted wardrobes and a private en suite shower room. Three further well-proportioned bedrooms and a modern family bathroom complete the upstairs accommodation.

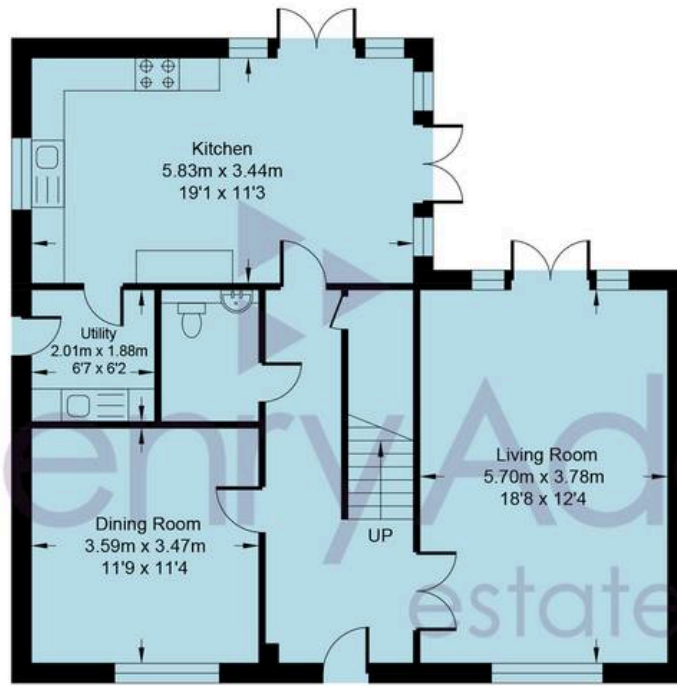
Ideally situated with access to well-regarded schools and local amenities, this superb property combines comfort, style, and practicality.



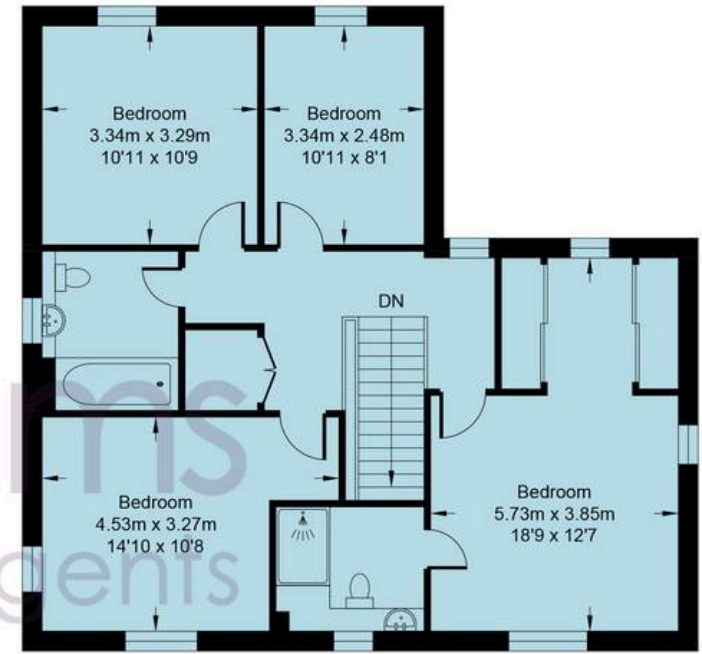




GARAGE



GROUND FLOOR



FIRST FLOOR



Churchill Way

Approximate Area = 1636 sq ft / 152.0 sq m

Garage = 398 sq ft / 37.0 sq m

Total = 2034 sq ft / 189.0 sq m

For identification only - not to scale



Ideally situated with access to well-regarded schools and local amenities, this superb property combines comfort, style, and practicality.

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. East street has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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.

Early viewing is highly recommended.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Agent Note - Estate Management fee £247.00 per 6 months approx £500 per annum







Henry Adams – Horsham

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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.