



15 Edwards Close, Broadbridge Heath, RH12 3PL

Guide Price **£600,000 – £625,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms
- High specification and well presented detached house built in 2015
- South facing corner plot with privacy
- Driveway for 2 vehicles and potential to create additional spaces and to build a garage
- Principal bedroom with storage and en suite
- Scope to enlarge to rear and side and convert the loft
- No onward chain - ready to buy without delays
- Select development close to amenities, schools, transport links and country walks
- Family sized kitchen/dining room with access onto garden
- Energy efficient - EPC rating B

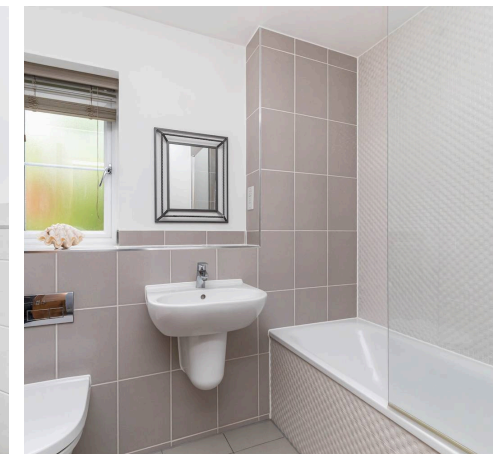
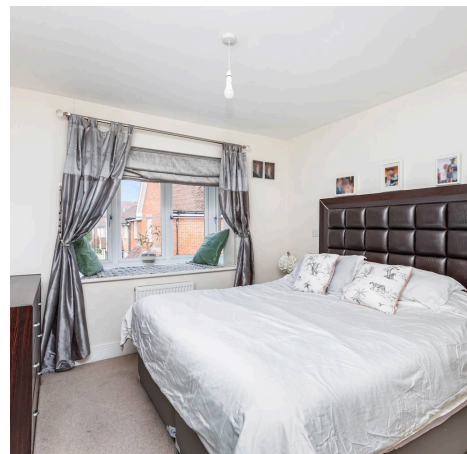
A beautifully presented and high specification 4 bedroom detached house, built in 2015 By Fabrica with driveway for 2 vehicles, en suite, 25'1 x '14 kitchen/dining room, south facing corner plot garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



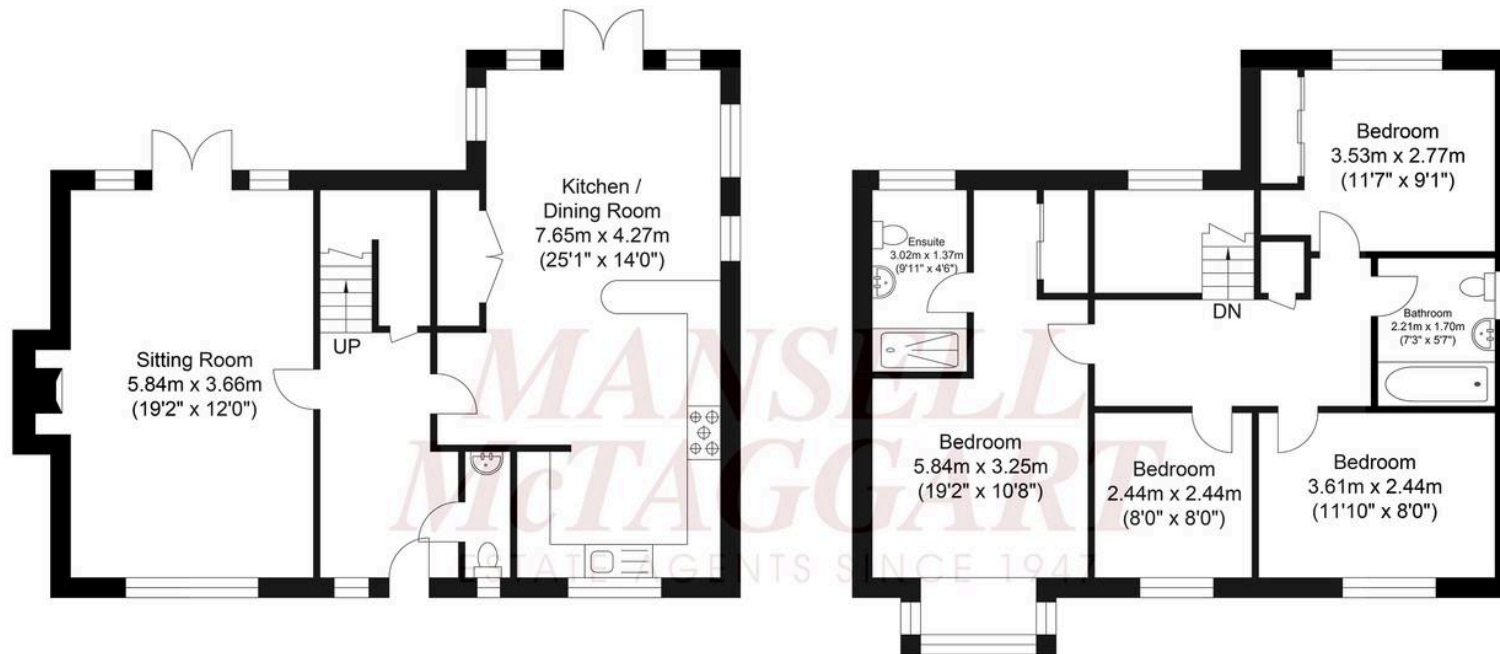


A beautifully presented and high specification 4 bedroom detached house, built in 2015 By Fabrica with driveway for 2 vehicles, en suite, 25'1 x 14' kitchen/dining room, south facing corner plot garden and no onward chain. The accommodation comprises: entrance hallway with understairs storage, cloakroom and good sized sitting room with wood burner and French doors onto the south facing garden. The 25'1 x 14' kitchen/dining room is perfect for family living and double doors provide access to the garden. The kitchen is fitted with an attractive range of units, integrated appliances that include fridge/freezer, dishwasher, oven, combination oven/microwave, hob and extractor. A useful utility cupboard provides space for washing machine and dryer. A staircase from the hallway rises to the first floor with airing cupboard and access into the partially boarded loft with opportunity to convert, if required. The principal bedroom with attractive bay window, dressing area and fitted wardrobes is equipped with an en suite shower room. There are 3 further well proportioned bedrooms (2 doubles & 1 single) and modern family bathroom. Benefits include Villeroy & Boch sanitaryware, shutters, double glazed windows, solar panels, gas fired central heating to radiators (boiler located in the kitchen/dining room) and Karndean flooring. A driveway provides parking for 2 vehicles with useful EV charge point. A grass verge that is adjacent to this area is prime to extend the driveway which would create an additional 2 spaces. The family sized 59' x 45' (maximum measurement) south facing corner plot garden offers an excellent degree of privacy. The garden is predominantly lawned with an established evergreen border, paved patio and power supply. A further paved side garden with timber framed shed leads to the driveway and is prime for an extension or garage. NB. site charge: £23 per month.



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.





Ground Floor
 Approximate Floor Area
 684.36 sq ft
 (63.58 sq m)

First Floor
 Approximate Floor Area
 676.61 sq ft
 (62.86 sq m)



Approximate Gross Internal Area = 126.44 sq m / 1360.98 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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