



21 Churchill Way, Broadbridge Heath, RH12 3TY

In Excess of £335,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 double sized bedrooms
- Freehold coach house built in 2015
- Allocated parking space and 23'11 x 9'10 garage
- Superb vaulted sitting/dining room with Juliet balcony
- Fantastic principal bedroom with balcony and en suite
- Popular and conveniently located development
- Close to schools, major transport links, shops and walks
- No onward chain

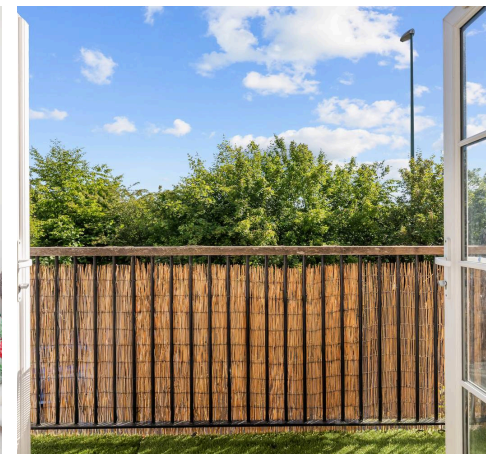
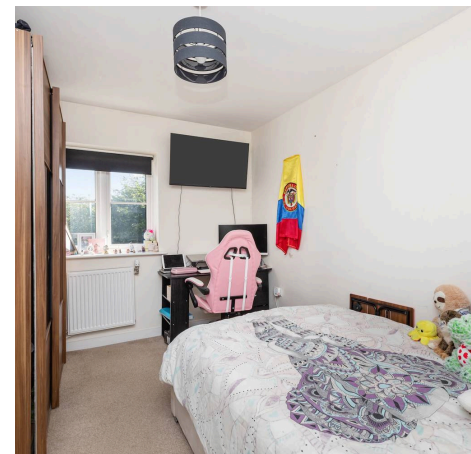
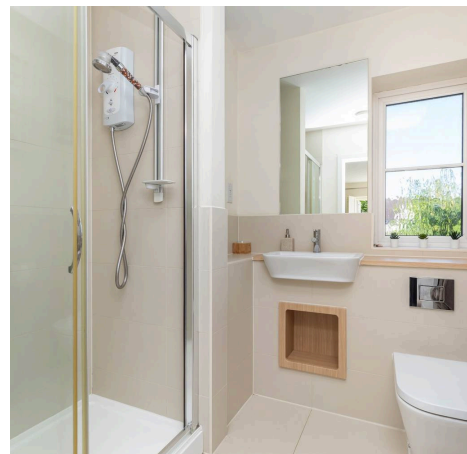
An impressive 2 double bedroom coach house, built in 2015 by Countryside Properties with superb en suite bedroom with balcony, allocated parking space, 23'11 x 9'10 garage and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





An impressive 2 double bedroom coach house, built in 2015 by Countryside Properties with superb en suite bedroom with balcony, allocated parking space, 23'11 x 9'10 garage and no onward chain. The property is situated on this popular development, close to excellent schools, major transport links, beautiful walks via the Downs Link and shopping facilities.

The accommodation comprises: entrance hallway with stairs rising to a fantastic vaulted sitting/dining room with Juliet balcony.

The kitchen is fitted with an attractive range of units, integrated Smeg and Indesit appliances and useful utility cupboard with space for washing machine and dryer.

The principal bedroom is equipped with fitted wardrobes, private balcony and en suite shower room.

The second bedroom is comfortably a double and the modern bathroom completes the accommodation.

Benefits include double glazed windows, fibre-optic broadband, shutters and gas fired central heating to radiators (boiler located in the garage).

There is 1 allocated parking space located through the archway.

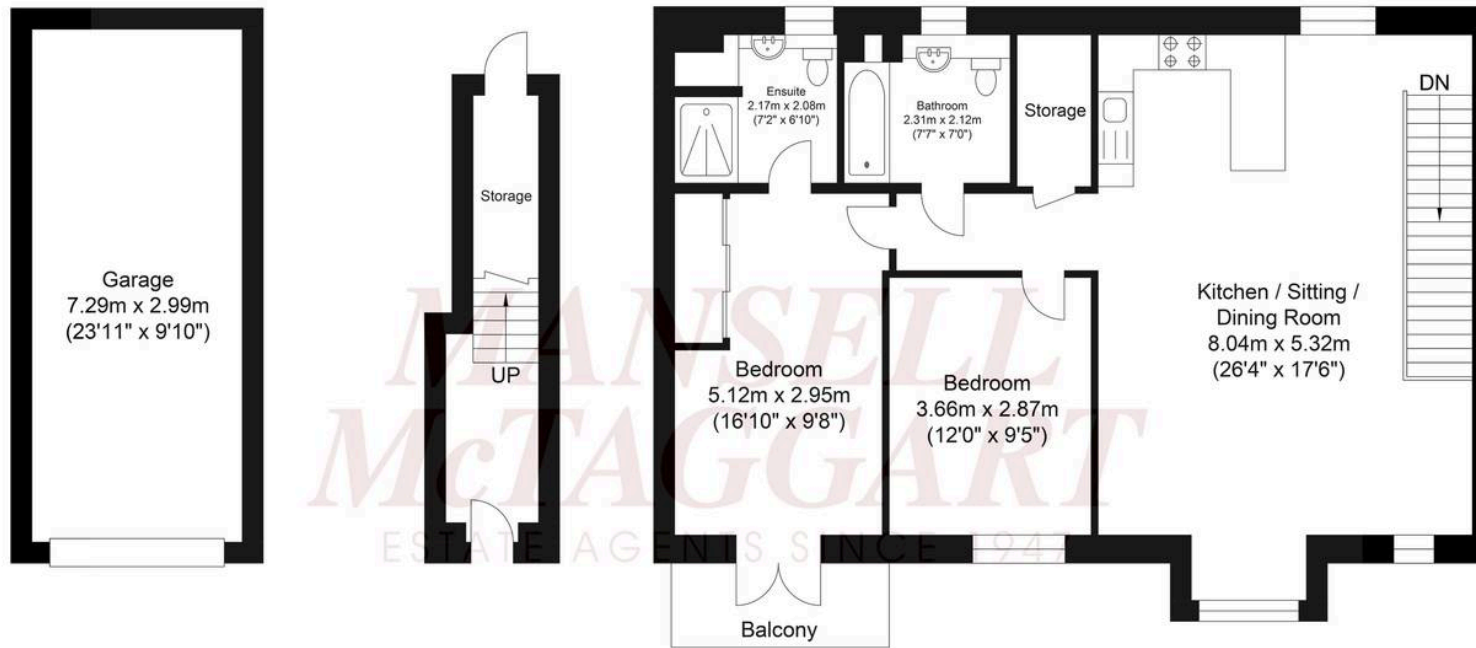
The 23'11 x 9'10 garage with power and water connection offers ample space for a gym. A further storage cupboard is plenty big enough for bicycles and general belongings.

NB. site charge £249 every 6 months.

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.

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- Freehold coach house built in 2015
- Allocated parking space and 23'11 x 9'10 garage
- Superb vaulted sitting/dining room with Juliet





Garage
Approximate Floor Area
234.65 sq ft
(21.80 sq m)

Entrance
Approximate Floor Area
56.83 sq ft
(5.28 sq m)

First Floor
Approximate Floor Area
884.47 sq ft
(82.17 sq m)



Approximate Gross Internal Area (Excluding Garage / Storage) = 87.45 sq m / 941.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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