



Ellis Road, Broadbridge Heath

Guide Price £500,000

Ellis Road

Broadbridge Heath, Horsham

Positioned within the sought-after Wickhurst Green development, this family residence enjoys an enviable outlook across the village green while being perfectly placed for easy access to local shops, schools, and the bustling market town of Horsham.

Offered to the market with **No onward chain**, this attractive **detached three-bedroom property** presents an excellent opportunity for a range of buyers.

The home boasts a well-proportioned layout, with a modern kitchen opening up to an open plan living / dining space with doors out to the rear garden terrace. This property features a spacious principal bedroom complete with a modern en suite, alongside two further bedrooms ideal for family living, guests, or a home office.

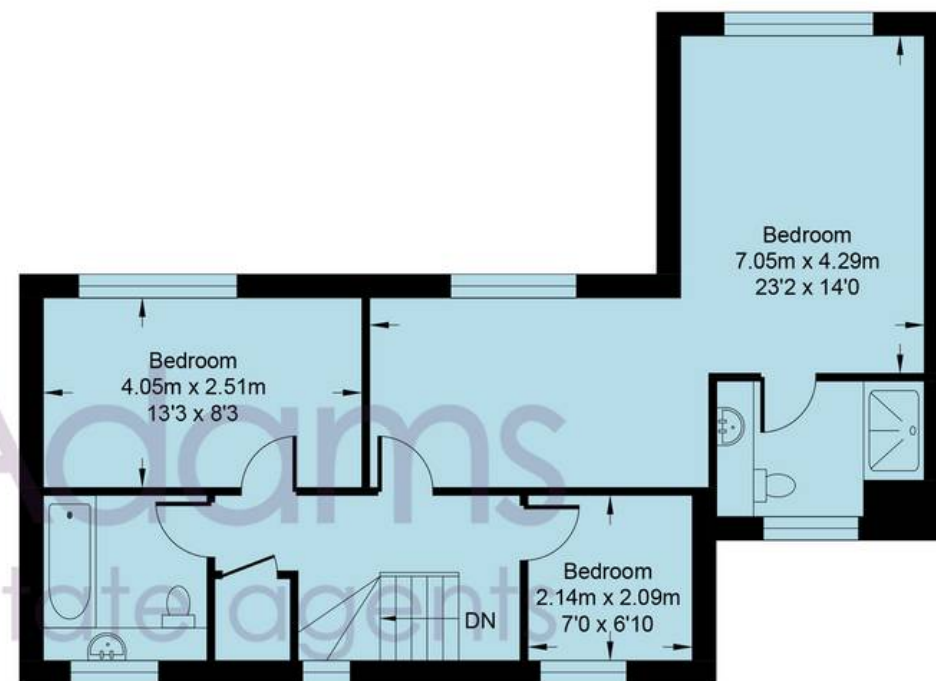
Externally, the property benefits from a **garage and driveway**, providing ample off-road parking. To the rear, enclosed garden offers a relaxing patio area, perfect for outdoor dining and entertaining.

Situated in a **sought-after location close to local amenities**, the property enjoys convenient access to shops, schools, and transport links, making it an ideal choice for both families and professionals.





Virtually Staged



GROUND FLOOR

FIRST FLOOR



Ellis Road

Approximate Area = 1396.2 sq ft / 129.7 sq m

Total = 1396.2 sq ft / 129.7 sq m

For identification only - not to scale



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, or `Eat Street` as it is known locally, 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C







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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.