



**Onslow Walk,
Broadbridge Heath, RH12 3XJ**

**Asking Price
£450,000**

01403 272022
brocktaylor.co.uk

**Residential sales, lettings,
land and new homes.**

LOCATION

This modern property is set in an appealing residential road, in the popular village of Broadbridge Heath, to the west of Horsham's historic town centre. Here you will find a wide variety of shops and restaurants, together with the main line railway station with its direct service to London Victoria. The village is also perfectly positioned for local amenities, such as The Shelley Arms, a convenience store, Shelley Primary school and Tesco Extra. In addition, the house is within a short walk of Tanbridge House School and provides excellent road access to the M23/A23, Guildford, Billingshurst and surrounding villages, including the picturesque Warnham & Slinfold.

PROPERTY

Tenure: Freehold

The front door opens into your hall, which has stairs rising to the first floor and doors opening to all ground floor rooms, including the convenient WC. The modern kitchen is located to the front of the house and boasts a modern range of floor and wall mounted units with space for a selection of appliances. The bright open plan living/dining area is flooded with natural light thanks to its dual aspect outlook. It stretches across the rear of the house and measures 15'7 x 18'1 with plenty of space for sofas and a dining table, with double doors spilling out to the rear garden.

The first floor offers a stylish family bathroom and three generously sized double bedrooms. Bedrooms 1 and 2 are both spacious doubles, providing ample room for additional furniture such as desks, dressing tables, or wardrobes. Bedroom 1 also benefits from extensive built-in storage. Bedroom 3 is another well-proportioned double, completing the thoughtfully designed and spacious first-floor accommodation.

OUTSIDE

The property is set back from the road and benefits from off-road parking for two vehicles to the side, along with an additional allocated visitor space that can also be used as a third parking space when needed. To the rear, the east-facing garden enjoys plenty of morning and afternoon sunshine and features a paved patio, ideal for outdoor dining and summer barbecues. The patio leads onto a well-maintained lawn, with a useful storage shed positioned at the rear of the garden.





Buses

4 minute walk



Shops

One Stop
8 minute walk



Trains

Horsham – 2.1 miles
Littlehaven – 3.3 miles



Airport

Gatwick
13.4 miles



Roads

M23
8.7 miles



Sport & Leisures

Pavilions in the Park
2.3 miles



Rental Income

£2,000 pcm



Schools

Shelley Primary
Tanbridge House



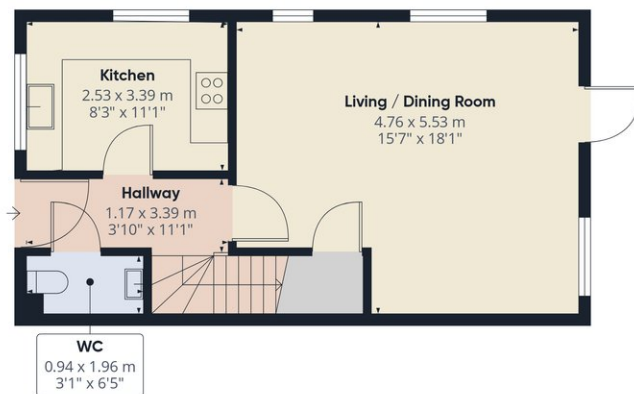
Fibre Broadband

Up to 2000 Mbps

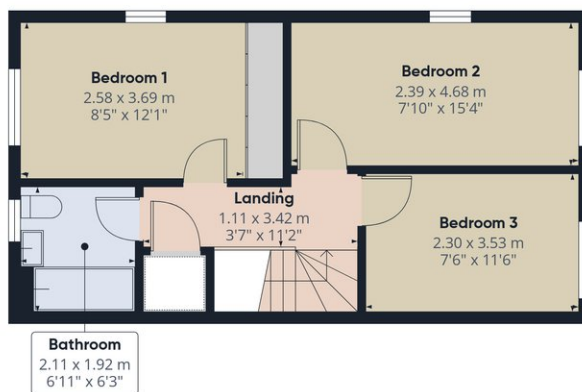


Council Tax

Band D



Ground Floor



Floor 1

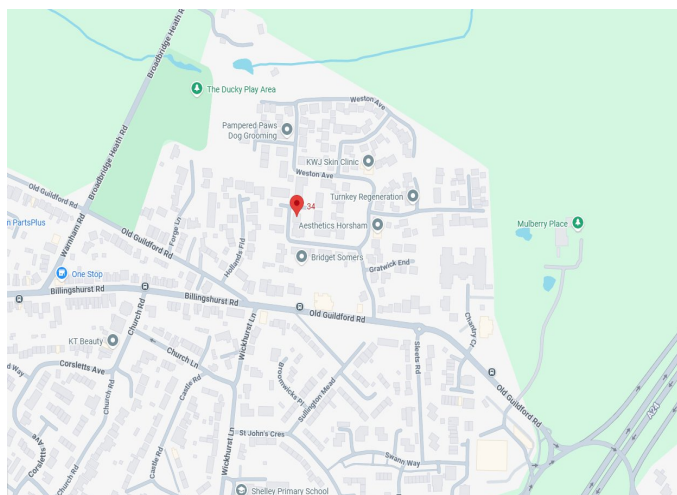
Approximate total area⁽¹⁾
80.1 m²
861 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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