





Freehold

Guide Price

£450,000

Location

Wickhurst Green is a popular development within 2 miles of Horsham town centre offering Post Office, local stores, primary school, Tesco superstore and leisure 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 Pizza Express to the Michelin starred Tristan's. 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.

Wells Croft | Horsham | RH12 3GX



Description

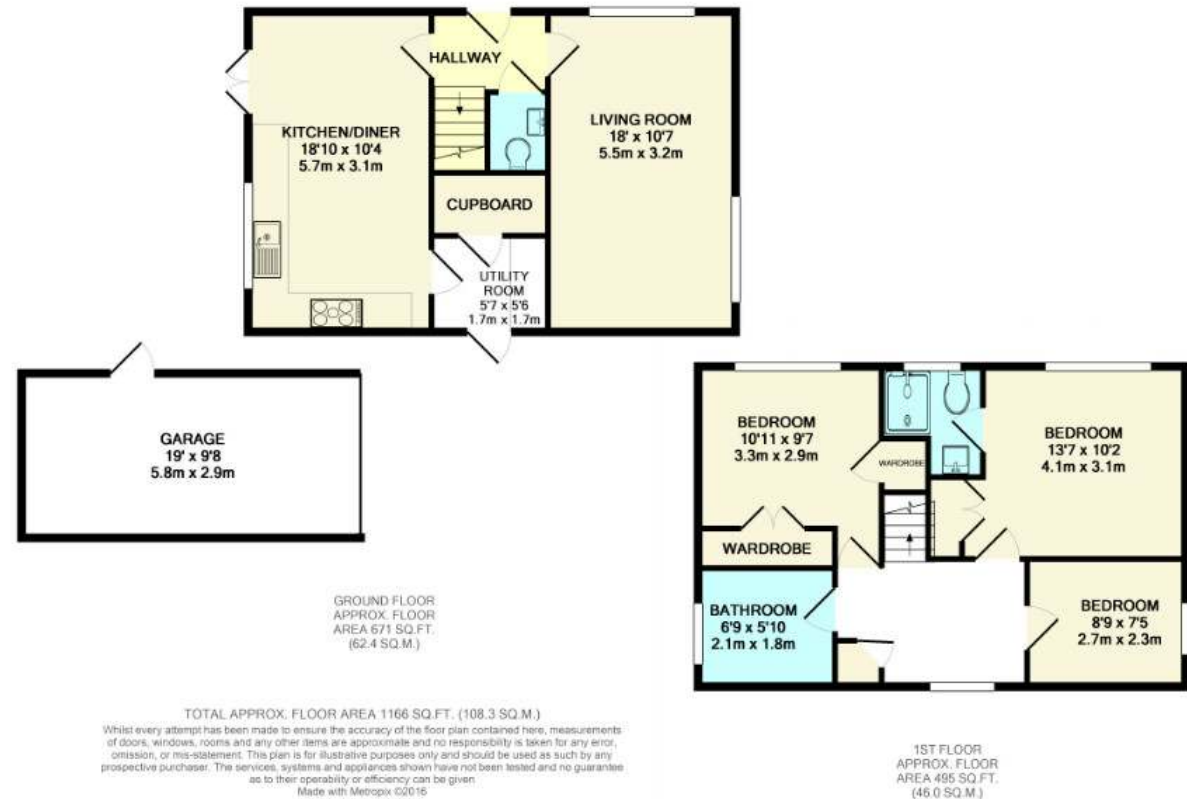
A three bedroom, detached home located on a premium west facing plot. Built in 2015, this family home boasts space and light throughout. Through the front door, we come to the hub of the downstairs living area. Modern high quality floor tiling extends throughout the kitchen, cloakroom and utility room. The spacious lounge is fitted with custom hardwood flooring and this large room is ideally suited for cosy family gatherings or hosting friends for the evening. The beautifully appointed kitchen features a large AEG 6-burner hob and double oven, Miele dishwasher, space for an American size fridge freezer, and an upgraded Sile Stone work surface. The dining area is light and peaceful with French doors that lead to the terrace and garden. A separate utility room past the kitchen offers ample room for full size separate washer and dryer as well as access to the driveway. The spacious master bedroom fits a king bed with ease and features custom built-in wardrobes and en-suite bathroom which is tiled from floor to ceiling with a modern glassed in shower. The other two bedrooms are spacious and completing the accommodation is the family bathroom. The property also benefits from a separate Texecom alarm system, is fully double glazed and has 8 years left of the 10 year NHBC warranty as well as an additional guarantee from the developer, which has just under 4 years to run.



Wells Croft | Horsham | RH12 3GX

Outside

Surrounded by trees and tranquil footpaths that wind through the West Sussex countryside, the property is still only minutes to Horsham centre with all its conveniences. A spacious driveway and garage can comfortably accommodate up to 3 vehicles. The property enjoys a private and secluded rear garden enclosed with attractive brick walling. The lawn has been re-laid by the current owners and is surrounded to the sides with pathway and stone borders. A gate leads out on the drive way to the front where the garage can also be accessed in addition to a courtesy door to the side. The back of the garage provides a small area that has been landscaped to store the bins.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

B978 Ravensworth 01670 713330



Horsham
 2-4 East Street, Horsham, West Sussex, RH12 1HL | Tel:
 01403 272022
 E-mail: sales@brocktaylor.co.uk
 brocktaylor.co.uk

