



**Pelling Way,
Broadbridge Heath, RH12 3GW**

**Asking Price
£625,000**

01403 272022
brocktaylor.co.uk

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

LOCATION

Situated in a popular modern development, this attractive home enjoys a convenient position close to a range of everyday amenities, excellent schools and beautiful countryside walks. The property is ideally placed for commuters, with easy access to nearby road networks and rail links, whilst also being within easy reach of the town centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Families will appreciate the nearby parks and open green spaces, while those looking for an active lifestyle will enjoy the surrounding walking and cycling routes. A fantastic location combining modern convenience with a welcoming community atmosphere.

PROPERTY

Tenure: Freehold

Beautifully presented throughout, this impressive detached family home offers stylish and spacious accommodation perfectly suited to modern family living. The welcoming entrance hall leads through to a superb dual-aspect sitting room, flooded with natural light and providing an excellent space for relaxing or entertaining.

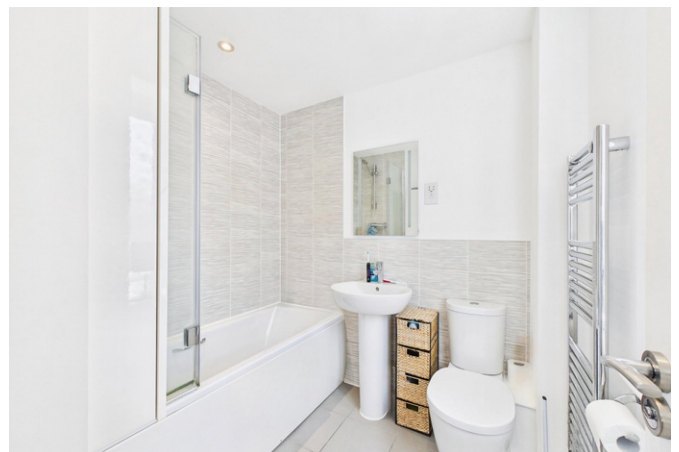
The heart of the home is undoubtedly the contemporary open-plan kitchen, dining and family room, fitted with a modern range of units, integrated appliances, breakfast bar and ample space for both dining and everyday family life. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property continues to impress with four generously proportioned bedrooms, including an excellent principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for growing families.

Presented in immaculate condition with neutral décor throughout, the property is truly ready to move straight into. Combining spacious accommodation, a practical layout and excellent presentation, this is a home that offers the perfect balance of comfort, style and functionality, making it an outstanding opportunity for families looking for a modern detached home in a sought-after location.

OUTSIDE & PARKING

Externally, the property enjoys a beautifully landscaped, low-maintenance rear garden designed for modern family living. A generous paved terrace provides the perfect space for outdoor dining and entertaining, whilst the high-quality artificial lawn offers year-round enjoyment without the upkeep, making it ideal for children, pets and busy lifestyles. Enclosed by attractive brick walls and fencing, the garden offers a good degree of privacy and security. To the front, the property benefits from a driveway providing off-road parking, together with a garage offering further parking, storage or workshop potential.





Buses

3 minute walk



Shops

Tesco Extra
0.8 miles



Trains

Horsham – 2.6 miles
Littlehaven – 4.1 miles



Airport

Gatwick
13.6 miles



Roads

M23
8.8 miles



Sport & Leisures
The Bridge Leisure
Centre
0.9 miles



Rental Income

£2,600 pcm



Schools

Tanbridge House School
Shelley Primary



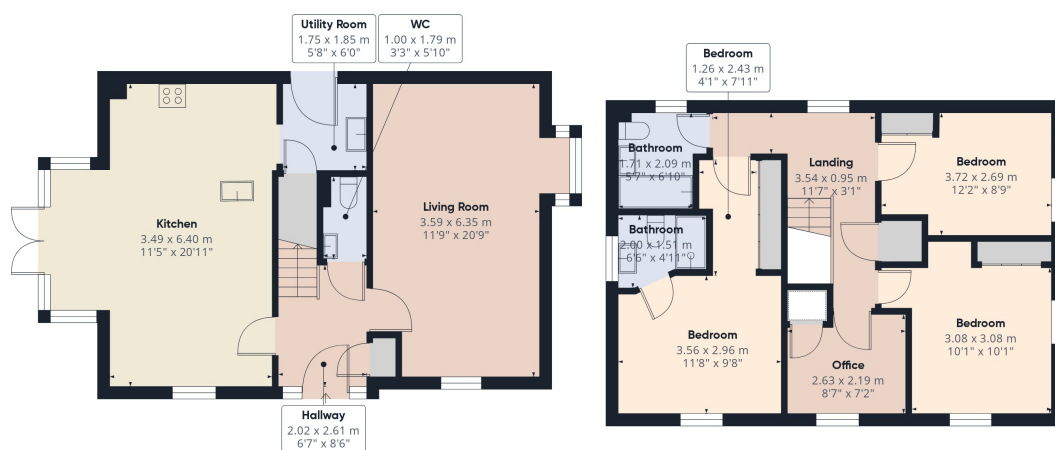
Fibre Broadband

Up to 920 Mbps



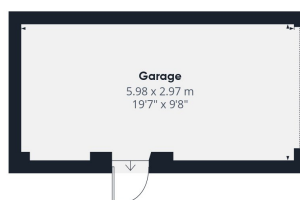
Council Tax

Band F



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
136.8 m²
1474 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

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