



**Staples Close,
Wickhurst Green, RH12 3UL**

£350,000

**01403 272022
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land and new homes.**



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LOCATION

The property sits within Wickhurst Green, which was designed to echo a traditional English village with a network of streets for good connectivity by foot to areas of green open space with tree and planting creating an idyllic landscape. Wickhurst Green forms part of the already established Broadbridge Heath, which benefits from a local primary school, as well as other facilities including a convenience store, the Shelley Arms pub, a hairdressers and the Broadbridge Heath Sports centre. The convenient location also offers easy access to Tanbridge House School, and both the A264 and Junction 11 of the M23, while the larger town of Horsham boasts a variety of markets and restaurants as well as a busy mainline station with regular services to London Bridge and London Victoria.

PROPERTY

This three bedroom family home enjoys a private frontage and offers versatile accommodation throughout. The entrance hall provides access to the kitchen which offers a good amount of storage and space for appliances. The lounge with bay to the rear measures 18ft and will accommodate both lounge and dining furniture. The ground floor is completed by a

useful cloakroom. To the first floor are two of the three bedrooms and family bathroom in addition to stairs rising to the second floor where the master suite is located. The master suite boasts en suite shower room and built in wardrobes.

OUTSIDE

There is a small patio area adjacent to the property leading on to an area of lawn, all of which is enclosed with wood panel fencing and gate to the rear where two parking spaces can be found.





Buses

1 minute walk



Shops

Tesco Extra
0.7 miles



Trains

Horsham – 2.5 miles
Littlehaven – 3.6 miles



Airport

Gatwick
14.5 miles



Roads

M23
8.9 miles



Sport & Leisure

The Bridge Leisure Centre
0.7 miles



Rental Income

£1,350 pcm



Schools

Shelley Primary
Tanbridge House



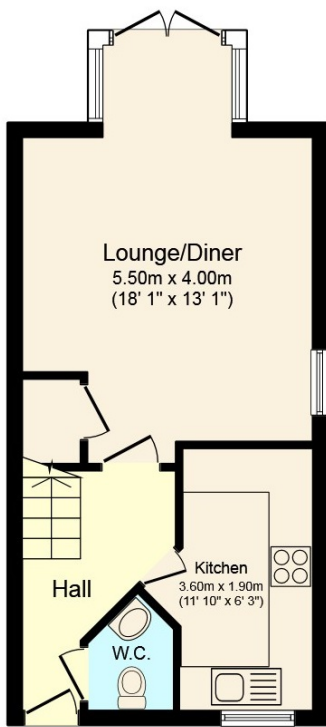
Broadband

Up to 300 Mbps

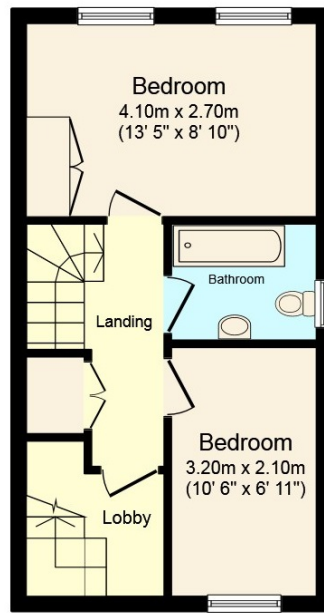


Council Tax

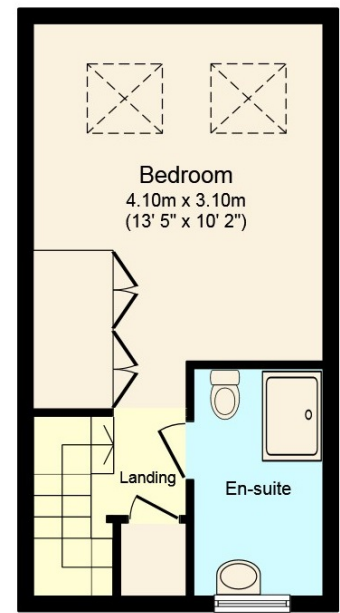
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Ground Floor

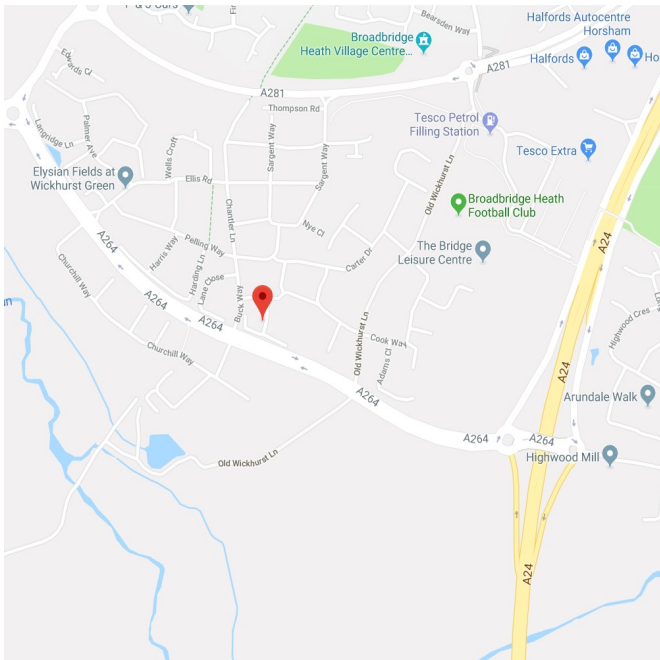


First Floor



Second Floor

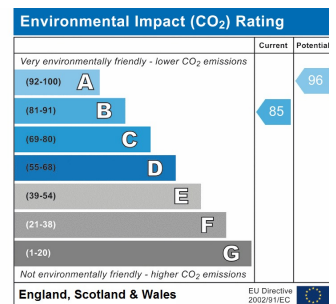
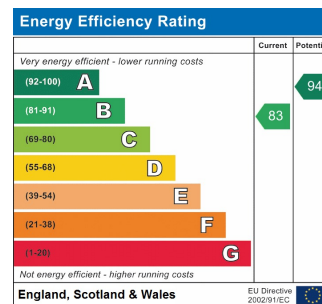
Map Location



Total Approximate Floor Area

916 sq ft / 85 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: 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 this property.

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