



Ellis Road, Broadbridge Heath, RH12 3GH

£525,000

LOCATION

The property sits within the new development of 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

A beautifully presented detached five bedroom house built in 2015. On the ground floor the accommodation comprises a sitting room, kitchen/dining room, study, utility room with W.C. Four double bedrooms (one en-suite) and a family bathroom on the first floor. The master bedroom with an en-suite shower room and dressing room on the top floor. As you enter this well-proportioned property you will notice the high-quality porcelain flooring which runs through-out the hallway and kitchen. To your right is the smaller of the two reception rooms which is currently being used as an

office. Adjacent to this room is the utility area/downstairs WC which is a good use of the space. At the rear of the property is the fabulous 25ft kitchen/dining/living area which spans the width of the house. With white base and wall units, black worktop and integrated appliances, there is also plenty of space for a large kitchen table and sofa. Patio doors lead out to the garden. The spacious sitting room leads off the kitchen and double doors enable you to open-up or separate these areas when required. The sitting room has a feature square bay window providing plenty of natural light. Upstairs are four double bedrooms. The large master bedroom also has a square bay window, built-in wardrobes and a stylish en-suite. The modern family bathroom completes the accommodation. This contemporary family home offers well-proportioned rooms, flexible open-plan living.

OUTSIDE

The driveway has parking for two cars with a garage at the far end. The good size rear garden is a particular feature of the property. It is mainly laid to lawn with patio area and shed/summerhouse. The garage can also be accessed from the rear garden.





Buses

3 minutes walk



Shops

Tesco Extra
1.5 miles



Trains

Horsham – 3.5 miles



Airports

Gatwick – 16.7 miles



Roads

M23 – 9.7 miles



Sport & Leisure

Broadbridge Heath
Leisure Centre
13 minute walk



Rental Potential

£1,900 pcm



Schools

Shelley Primary
Tanbridge House



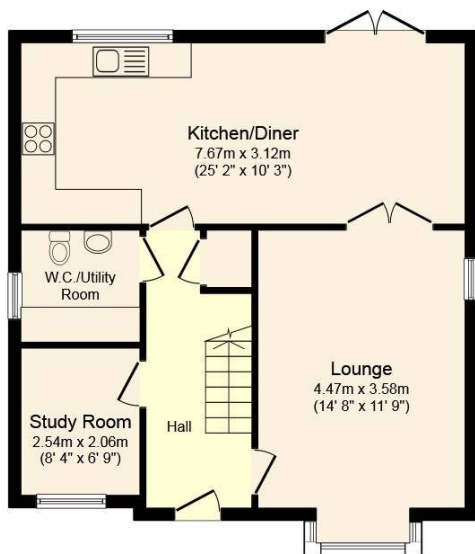
Broadband

Up to 76 Mbps

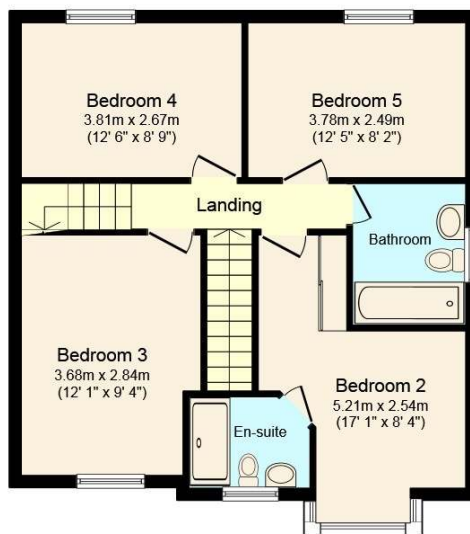


Council Tax

Band G



Ground Floor



First Floor



Second Floor

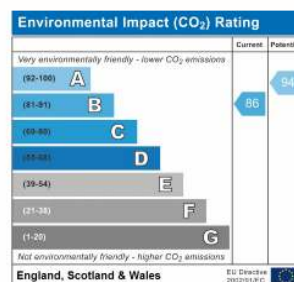
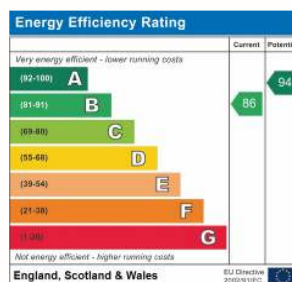
Map Location



The Total Approximate Floor Area:

1,841 sq ft / 171 sq m
Measurements are approximate

EPC Rating



Viewing Arrangements

Strictly by appointment through Brock Taylor
Telephone 01403 272022
Email sales@brocktaylor.co.uk

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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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