



1 Staples Close, Broadbridge Heath

Guide Price £485,000

1 Staples Close

Broadbridge Heath, Horsham

This three bedroom, two bathroom link-detached family home is situated in the Wickhurst Green development and offers access to Horsham town centre, nearby countryside, well-regarded local schools and commuter routes to the capital.

To the ground floor, a reception hallway welcomes you and leads into a double aspect sitting room which has a light and airy feeling. The separate kitchen/dining room has a range of wall and base cabinets complemented with work surfaces running throughout. There is also a selection of quality integrated appliances, including a double oven, gas hob and extractor hood, as well as a fridge/freezer and dishwasher. Also of note to the ground floor is a separate utility room, a cloakroom and convenient under stairs storage space.

To the first floor, the main bedroom enjoys an aspect to the front of the property and has an en-suite shower room with a walk-in shower, wash hand basin and a low-level WC. There are two further bedrooms plus a family bathroom which has an equally high specification with a wall mounted shower over the bath.

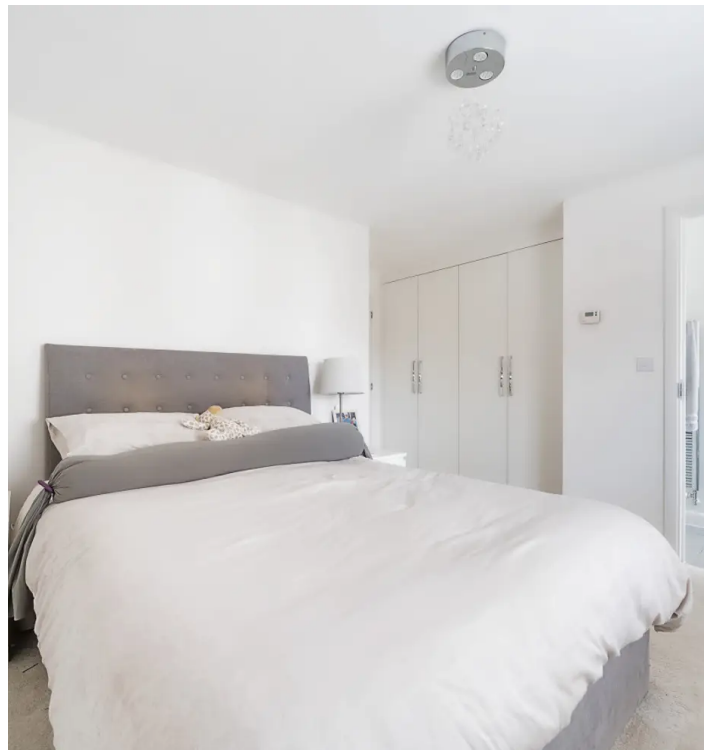
Council Tax band: E

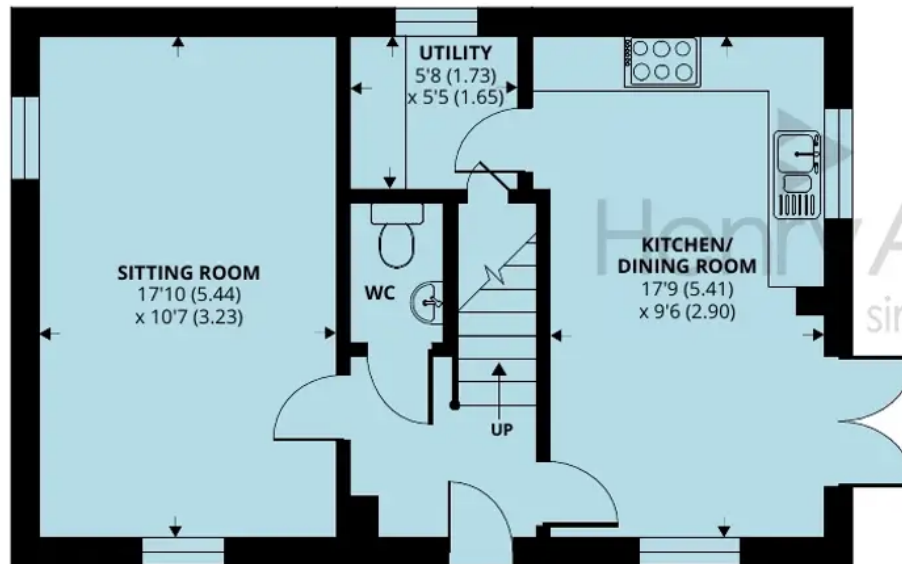
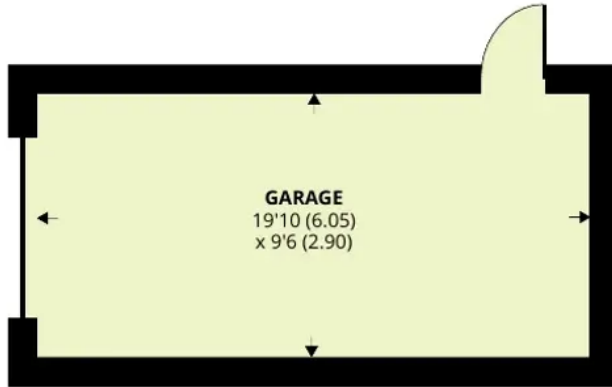
Tenure: Freehold

EPC Energy Efficiency Rating: B

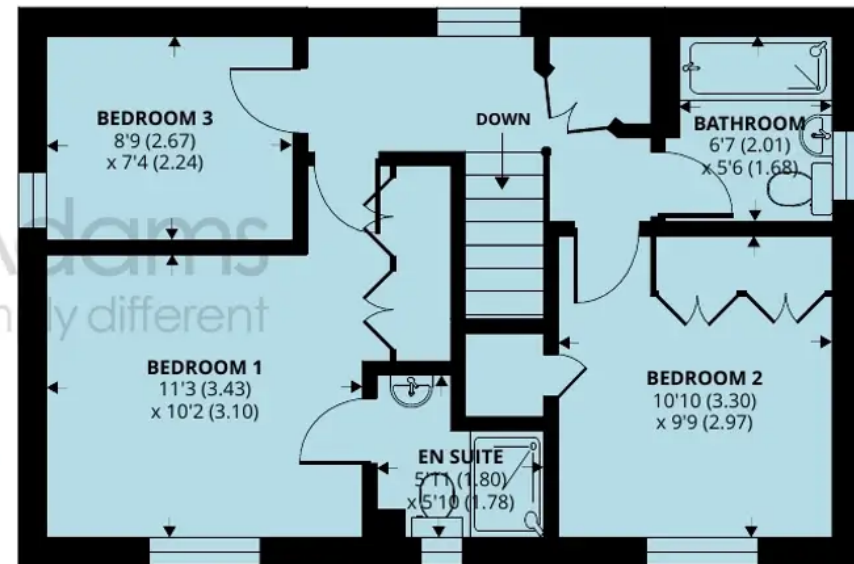
EPC Environmental Impact Rating: B

- Three bedroom family home
- Spacious sitting room
- Kitchen/dining room
- Main bedroom with en-suite shower room
- Modern family bathroom
- Utility room
- Rear garden with patio area





GROUND FLOOR



FIRST FLOOR

1 Staples Close, Broadbridge Heath, Horsham, RH12 3UL

Approximate Area = 1014 sq ft / 94.2 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Henry Adams. REF: 1058512



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