



Edwards Close, Broadbridge Heath

Guide Price **£450,000**

Edwards Close

Broadbridge Heath, Horsham

Spacious three bedroom home situated in a quiet cul-de-sac on the outskirts of Broadbridge Heath. Offering accommodation of: Entrance hall, modern kitchen, integral hob and oven, sink and extractor fan and dishwasher, space for fridge/freezer, space for a table. Sitting room with double doors leading out to the garden at one side of the room and windows to the other. Upstairs the property continues to impress with the principle bedroom offering built in storage, space for a super king bed. Ensuite shower room. Second and third bedroom both have views out to the garden. There is also a family bathroom. Outside to the front of the property there is a parking space with parking for two cars. There is also visitor parking available in the development on a first come, first served basis. The rear garden is mainly laid to lawn with a patio area from the house.

Council Tax band: D

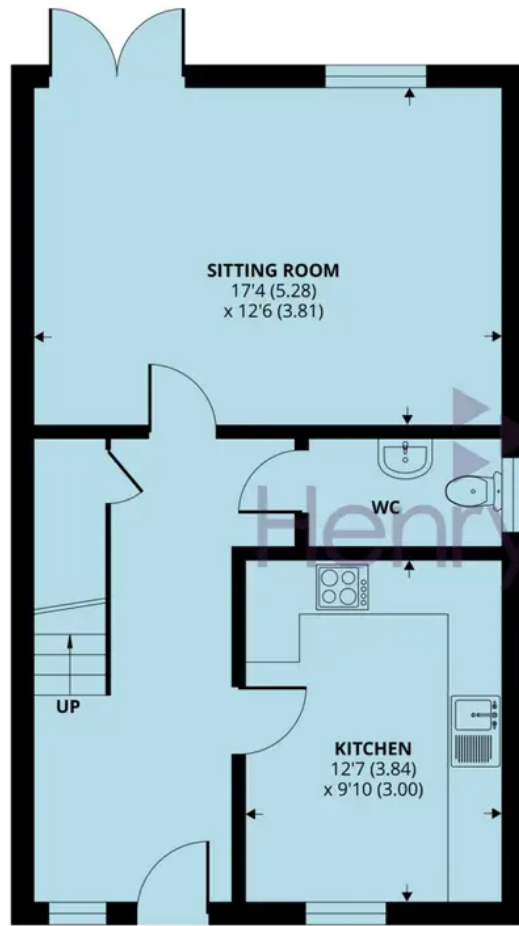
Tenure: Freehold

EPC Energy Efficiency Rating: B

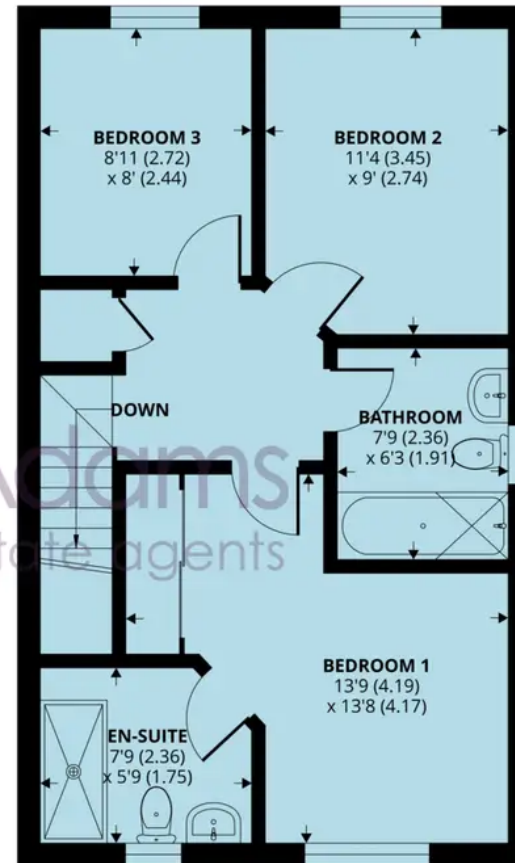
EPC Environmental Impact Rating: B

- Principle bedroom with ensuite shower room
- Three bedrooms
- Rear garden mainly laid to lawn
- Parking space for two cars
- Freehold
- Downstairs WC
- Modern property (built approx.. 2015)





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.