



Cook Way, Broadbridge Heath, West Sussex, RH12 3US



woodlands



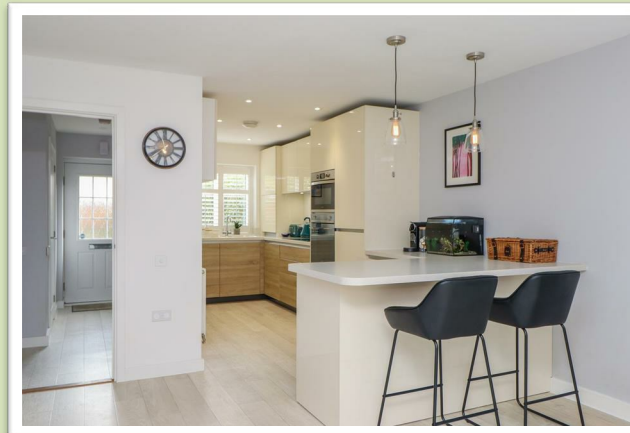
Situated in the sought-after Wickhurst Green development in Broadbridge Heath, this impressive three-bedroom end-of-terrace home was built to a high standard by Countryside Properties in 2015 and is perfectly positioned for families and professionals alike. The property offers quick access to local amenities and the historic, vibrant market town of Horsham. With its direct train links to London, a superb mix of high street and boutique shops, excellent bars and restaurants, and highly regarded schools, it's easy to see why this location is so popular.

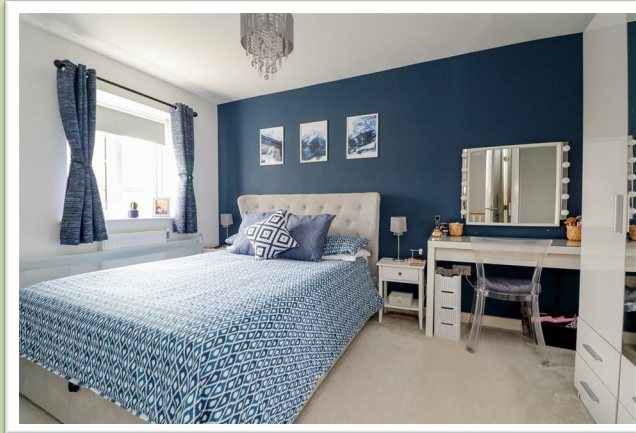
The property itself is beautifully presented throughout, with a welcoming feel from the moment you step inside. The front door opens into a generous entrance hall with stairs leading to the first floor and doors opening to the large guest W.C with enough space for shoes and to hang coats. The heart of the home is the impressive open-plan kitchen, lounge, and dining space. Flooded with natural light from Velux windows and a striking wall of glass with French doors leading out to the garden, this versatile area is ideal for modern family living. The stylish kitchen is fitted with a range of integrated appliances and features a breakfast bar for informal dining, while the 22ft x 16ft lounge/dining space offers plenty of room for both relaxation and entertaining. A large understairs cupboard adds a practical touch.

Upstairs, the home continues to impress with three well-proportioned bedrooms. Two are generous doubles, both offering ample space for freestanding furniture, while the third is a versatile single that could also serve as a study or home office. A modern family bathroom, finished with contemporary tiling and a shower-over-bath, completes the first floor.

Outside, the property benefits from both front and rear gardens, with the rear garden offering an ideal space for outdoor dining and relaxation. To the side of the property, there is driveway parking for two cars, ensuring convenience is never an issue.

This stylish and well-located home offers the perfect balance of modern living and practicality, making it an ideal choice for those looking to settle in this popular part of West Sussex.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**CLOAKROOM 4'11" x 6'06" (1.50m x 1.98m)**

**LIVING/DINING ROOM 16'02" x 22'06" (4.93m x 6.86m)**

**KITCHEN 7'01" x 17'05" (2.16m x 5.31m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 9'01" x 13'01" (2.77m x 3.99m)**

**BEDROOM TWO 9'0" x 13'02" (2.74m x 4.01m)**

**BEDROOM THREE 7'0" x 9'03" (2.13m x 2.82m)**

**FAMILY BATHROOM 6'11" x 6'05" (2.11m x 1.96m)**

**OUTSIDE**

**FRONT GARDEN**

**OFF ROAD DRIVEWAY PARKING FOR 2 CARS**

**REAR GARDEN**

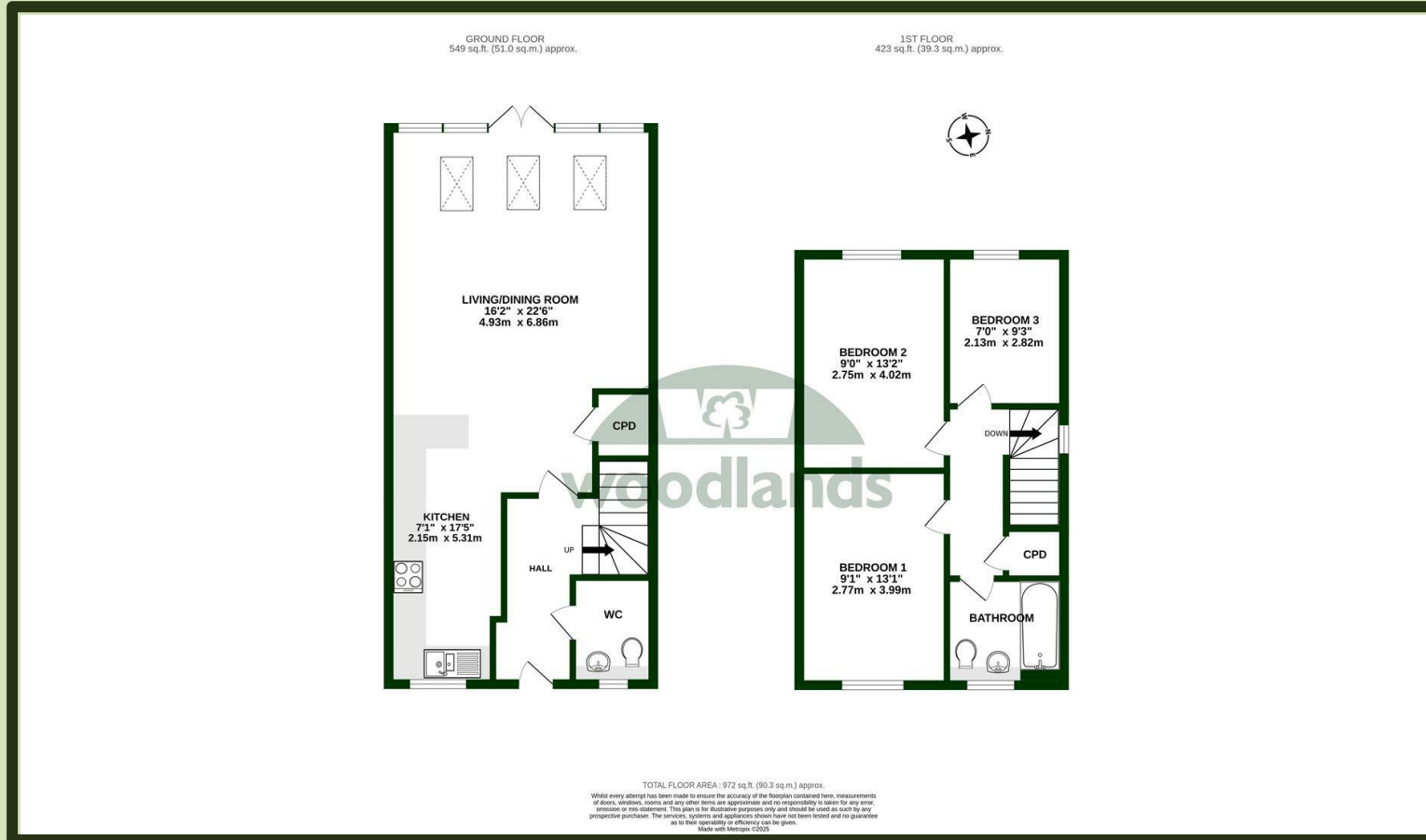
**ESTATE CHARGE: £180 PER ANNUM**



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**LOCATION:** Wickhurst Green is a popular development within 2 miles of Horsham town centre, offering Post Office, local stores, primary school, Tesco superstore and leisure centre. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. Piries Place also offers additional restaurants and an Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy road access to the M23 leading to the M25.

**DIRECTIONS:** From Horsham Town centre proceed in an easterly direction along Guildford Road (A281) and at the flyover roundabout take the second exit, following the signs to Tesco. At the mini roundabout go straight ahead. Take the next left into Sargent Way. Take the second left into Pelling Way and then first left into Carter Drive. This road leads into Cook Way.

**COUNCIL TAX:** Band D.

**EPC Rating:** B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**

