



**Sullington Mead,
Broadbridge Heath, RH12 3NN**

**Offers Over
£400,000**

01403 272022
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**Residential sales, lettings,
land and new homes.**

Sullington Mead, Broadbridge Heath, RH12 3NN



LOCATION

Situated in the popular village of Broadbridge Heath, this attractive three-bedroom terraced home enjoys a peaceful residential setting whilst remaining conveniently close to local amenities, schools and transport links. Broadbridge Heath offers a range of everyday facilities, including a local convenience store within a short walk of the house, as well as The Shelley Arms pub and Shelley Primary School. The village also benefits from a large Tesco Extra and The Bridge Leisure Centre. Horsham town centre is just a short distance away and provides an extensive range of shopping facilities, restaurants and cafés, along with Horsham mainline station offering direct routes into London. The nearby A24 and A272 provide convenient road connections to surrounding towns and countryside, making this an ideal location for families, commuters and buyers seeking a well-connected yet quieter lifestyle setting.

PROPERTY

Tenure: Freehold

A spacious and well-presented three-bedroom terraced home offering generous living accommodation, excellent outside space and substantial parking to the rear.

The property features a large and bright living room, ideal for both relaxing and entertaining, which leads through to a sizeable conservatory/summer room overlooking the rear garden and creating an excellent additional reception space. The kitchen is complemented by a separate utility room providing useful storage and practicality for everyday family living.

Upstairs, the property offers three good-sized bedrooms along with a separate bathroom and WC, making the home perfectly suited to families, first-time buyers or those looking for additional space.

The property also benefits from rear access and an impressive amount of private parking, which is rarely found with homes of this style and location.

OUTSIDE & PARKING

Externally, the property enjoys a substantial rear garden featuring a mixture of paved entertaining areas, lawn, mature shrubs and established borders, creating a private and attractive outdoor space. A feature pond adds further character and charm, while the detached garage offers excellent potential for conversion into a home office, gym, studio or hobby room, subject to any necessary permissions. To the front, the property benefits from driveway parking for approximately three vehicles. In addition, the rear access provides further private parking suitable for multiple vehicles, a motorhome, caravan or trailer, offering space for up to six vehicles in total. This level of parking is rarely available with terraced homes in the area.





Buses

4 minute walk



Shops

One Stop
6 minute walk



Trains

Horsham – 2.4 miles
Littlehaven – 3.6 miles



Airport

Gatwick
13.7 miles



Roads

M23
8.5 miles



Sport & Leisures

The Bridge Leisure Centre
10 minute walk



Rental Income

£1,950 pcm



Schools

Shelley Primary
Tanbridge House



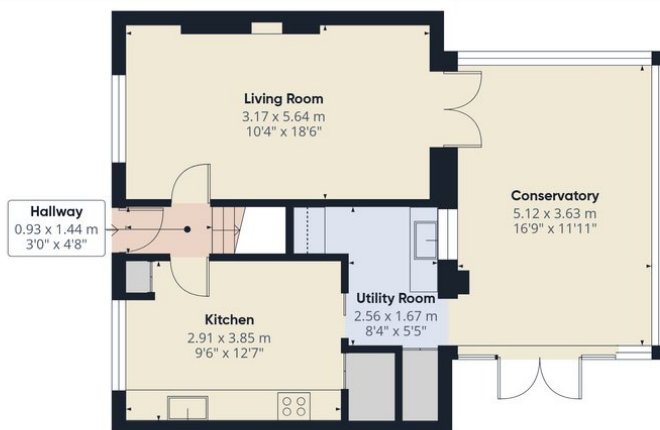
Fibre Broadband

Up to 2000 Mbps

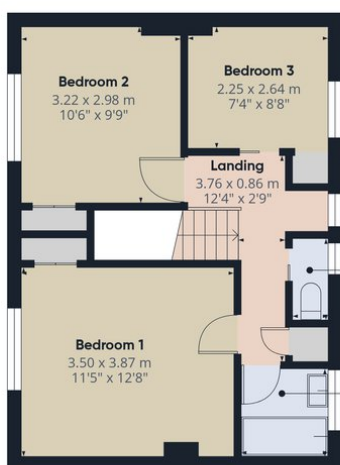


Council Tax

Band C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area¹⁾

116.4 m²
1252 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

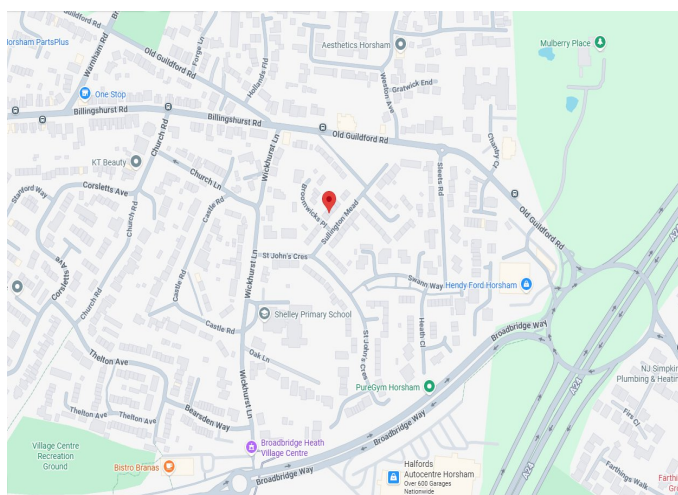
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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