Brock Taylor.

Sales.







Palmer Avenue,
Broadbridge Heath, RH12 3GQ

Guide Price
£565,000 - £585,000

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Residential sales, lettings, land and new homes.

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LOCATION - Wickhurst Green is a popular development within 2 miles of Horsham town centre. Tesco Extra is walking distance from the property as well as a Leisure Centre, The Bridge. 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 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. There are some beautiful walks and cycle rides in the immediate countryside, while 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 access to the M23 leading to the M25.

PROPERTY - The front door of this beautifully spacious modern home opens into a generous hallway, housing the staircase and providing access to the WC and the impressive open-plan kitchen, dining and living space. This fantastic living area offers exceptional flexibility for furniture placement and is a real highlight of the home. It features a stunning vaulted ceiling with Velux windows, alongside further windows and glazed double doors spanning the rear of the property and opening onto the garden. You certainly get the all-important ‘wow factor’ upon entering. Flooded with natural light and wonderfully airy, this versatile space is perfect for both relaxing and entertaining. The kitchen, positioned to the front of the property, features a range of floor and wall-mounted units, providing ample storage. All appliances are integrated, including the washing machine and dishwasher. Moving upstairs to the first floor, the landing provides access to the family bathroom, principal bedroom suite and bedroom three. Bedroom three offers ample space for a double bed, as well as room for wardrobes. The family bathroom is generously proportioned and features a bath with shower over. The principal bedroom suite is a particular feature of the property, offering a vast, open-plan space accessed via a door from the naturally lit landing. There is a spacious dressing area, along with an en-suite shower room. The suite also benefits from a full walk-in wardrobe, which has been fitted with plenty of storage. For those requiring an additional bedroom, there is also the option to convert this space back into bedroom four, as the property was originally designed. To the top floor, you will find bedroom two, which also benefits from an en-suite shower room. Its impressive size provides ample space for a double bed and wardrobes, although the current owners utilise the room as a home office, demonstrating the versatility of the space.

OUTSIDE - The front of the property benefits from a private driveway and integral garage, meaning there is plenty of space for off road parking if needed. To the rear, the property boasts an exceptionally well-maintained landscaped garden, designed for both entertaining and relaxation. The garden features extensive natural stone paving, neatly defined planted borders, mature shrubs and trees, raised planting areas and areas of lawn. A selection of established plants and potted flowers adds colour and character throughout. The rear elevation benefits from a Ornate Garden Pod creating a seamless connection between the indoor and outdoor spaces. The generous paved terrace provides ample room for outdoor dining and seating, while the mature planting and enclosed fencing offer a good degree of privacy.











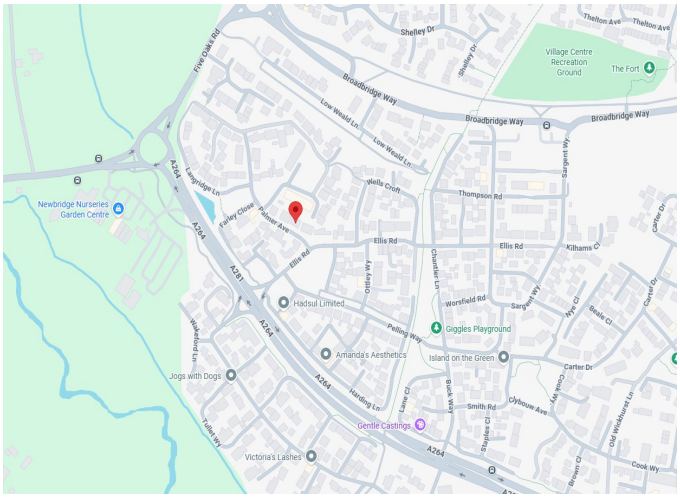




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Map Location



EPC Rating



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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 no 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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