

60 Churchill Way, Broadbridge Heath

Guide Price **£675,000**

Henry Adams
estate agents

60 Churchill Way

Broadbridge Heath, Horsham

This impressive four-bedroom, three-bathroom detached home occupies a desirable position within the sought-after Wickhurst development.

Upon entering, a welcoming and generously proportioned hallway sets the tone for the accommodation beyond. The ground floor features a superb open-plan kitchen and dining area, complemented by a separate and well-appointed living room. Both rooms benefit from French doors opening onto the rear garden, creating an effortless connection between the indoor and outdoor living spaces and providing an ideal setting for both everyday family life and entertaining.

Upstairs, the principal bedroom provides a particularly impressive retreat, featuring a dedicated dressing area and a contemporary en-suite shower room. Bedroom two also benefits from its own en-suite, while two further well-proportioned bedrooms are served by a stylish family bathroom.

Set within a quiet and established residential setting, this exceptional family home combines generous living accommodation, excellent practical features and a convenient location. With its impressive bedroom provision, multiple en-suite facilities, private garden and substantial parking, it represents a superb opportunity for those seeking a modern home in a well-connected and highly desirable development.








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WINNING
IS DONE!



Churchill Way

Approximate Internal Area = 1716.84 sq ft / 159.50 sq m
Garage Area = 331.53 sq ft / 30.80 sq m
Total = 2048.37 sq ft / 190.30 sq m
For identification only - not to scale






RONNIE
WEST HAM UNITED
UNITED! UNITED!


BATHROOM RULES
WASH Your HANDS
ALWAYS USE SOAP
BRUSH TEETH
hang up your towel
PUT DOWN THE SEAT
Don't forget to flush
KEEP THE WATER
TURN OFF THE LIGHT

Externally, the property enjoys a private and fully enclosed rear garden, offering a versatile space for outdoor dining, entertaining, family activities or simply relaxing in a peaceful setting. The direct access from both the kitchen and living room makes the garden a natural extension of the home's living accommodation.

Further benefits include a double-length tandem garage, providing secure parking and excellent additional storage, together with a private driveway offering ample off-road parking for multiple vehicles. The landscaped front garden enhances the property's attractive kerb appeal and complements its modern exterior.

The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Management estate fee £180 per annum approx

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









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