



7, Ellis Road | Broadbridge Heath | Horsham | West Sussex | RH12 3GH





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£575,000

A spacious semi-detached family house located in a private tucked away close shared with only two other properties, on the popular Wickhurst Green development and is ideally located for access to Horsham town centre, mainline train stations and the nearby countryside as well as a selection of well regarded local schools and pubs and restaurants. The property boasts a generous principal bedroom suite with dressing area and en-suite shower room, a guest bedroom with en-suite shower and two further bedrooms and a family bathroom on the first floor. Downstairs there is a spacious hall with cloakroom, lovely double aspect living/family room and a good size kitchen. To the front of the property there is parking leading to a large integral garage. The rear garden has an excellent degree of seclusion with mature planting at the boundary to enhance the privacy.

Entranced Canopy

Front door leading to:

Hall

Radiator, thermostat for heating, turning staircase to first floor.

Cloakroom

This spacious room has a concealed cistern w.c., wash hand basin with mixer tap, tiled floor, part tiled walls, double glazed window, extractor, radiator.

Living Room

A magnificent room running the full width of the property with a wealth of light coming from the three double glazed large skylight windows and the almost full height double glazed windows overlooking the garden. Double glazed double opening doors giving access to the patio. Two radiators, understairs cupboard, opening through to:

Kitchen

Comprising: worksurface with inset sink unit with mixer tap having base cupboards under, further matching worksurface with integrated washing machine under, integrated dishwasher, double oven with storage above and below, integrated fridge and freezer, four ring ceramic hob with eye-level units, tiled floor, double glazed window, return door to hall.

First Floor Landing

Staircase to second floor.

Main Bedroom

Large room with two double glazed windows, two radiators, fitted wardrobes, thermostat for heating, door to:

En-suite Shower

Large tiled shower cubicle with mixer shower, wash hand basin with mixer tap and large mirror over, shaver point, concealed cistern w.c., chrome heated towel rail, tiled floor, double glazed window.

Bedroom Three

Fitted wardrobes, radiator, double glazed window.

Bedroom Four

Radiator, double glazed window.

Family Bathroom

White suite comprising: panelled bath, wash hand basin with mixer tap, concealed cistern w.c., shaver point, chrome heated towel rail, tiled floor, double glazed window.

Second Floor Landing

Radiator, door to:

Guest Suite

Double aspect with two skylight double glazed windows and additional double glazed window, two radiators, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, wash hand basin with

mixer tap, shaver point, concealed cistern w.c., chrome heated towel rail, tiled floor, double glazed skylight window, fitted mirror.

Outside

Garage and Drive

To the front of the garage is a good sized drive providing parking.

Garage

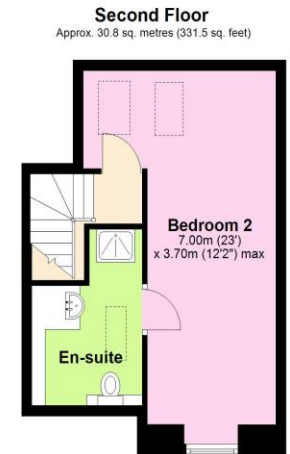
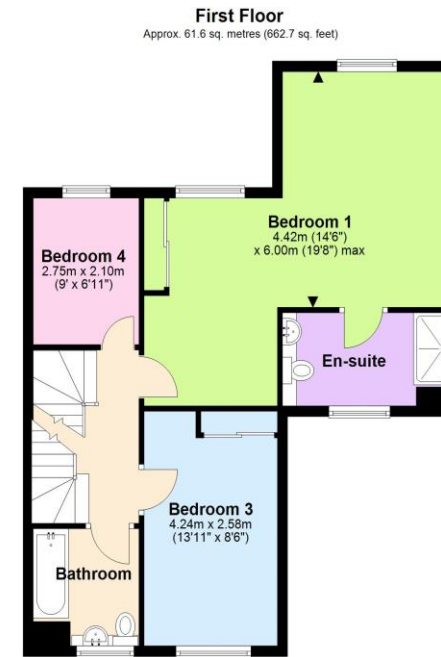
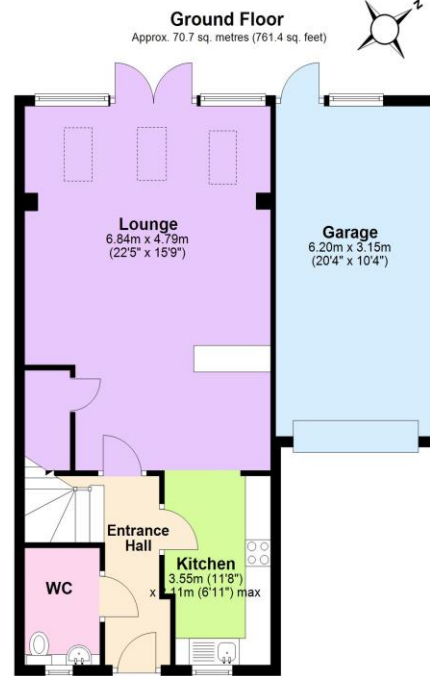
Integral to the property with up and over garage door. The good sized garage has plaster and emulsion to the walls and ceilings with a central strip light. There is also power and light. At the rear of the garage is a door giving access to the garden.

Garden

Adjacent the property is a patio with an area of lawn beyond and the garden is enclosed by close boarded timber garden fencing. An array of tall hedges and shrubs enclose the garden giving a good degree of seclusion.

EPC RATING= C.
COUNCIL TAX= E.
ANNUAL ESTATE
CHARGE= Approx.
£570.00





These images are for representational purposes only. Drawn by Brian Blunden.
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"We'll make you feel at home..."



Managing Director:
Marcel Hoad

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