



**Sargent Way,
Broadbridge Heath, RH12 3TE**

**Asking Price
£450,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Positioned in the popular village of Broadbridge Heath, this property combines a convenient residential setting with excellent access to everyday amenities. Local schools, shops and The Bridge leisure centre are all within easy reach, while nearby countryside provides plenty of opportunities for walking and outdoor recreation. Regular bus services connect the village with Horsham town centre, where an extensive choice of shops, restaurants, cafés and entertainment can be found. Commuters also benefit from straightforward access to the A24 and A264, linking towards Crawley, Gatwick, Worthing and the wider road network, making this an ideal location for families and professionals.

THE PROPERTY

Tenure: Freehold

Arranged over three floors, this modern three-bedroom end-of-terrace townhouse offers generous, flexible accommodation designed to suit modern family life. The ground floor is centred around an impressive open-plan kitchen, dining and living space, creating a natural place to cook, relax and entertain. Patio doors open directly onto the rear garden, bringing in plenty of natural light and extending the living area outside during warmer months. A useful cloakroom and utility area complete this level.

On the first floor, a second reception room provides valuable versatility and could be enjoyed as a separate lounge, home office, playroom or occasional fourth bedroom. Its Juliette balcony adds character and creates a bright, airy feel. This floor also includes a well-proportioned third bedroom and the family bathroom.

The top floor is home to two further bedrooms. The spacious principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the second bedroom offers another comfortable double room. With two separate living areas, excellent bedroom space and a practical three-storey arrangement, the property provides the flexibility needed for growing families, home working and visiting guests, all presented in a comfortable contemporary style throughout. Thoughtful storage and defined spaces further enhance its everyday appeal.

OUTSIDE & PARKING

The property benefits from a private enclosed rear garden, providing a pleasant and secluded space for outdoor dining, children or simply relaxing. Direct access from the open-plan kitchen and living area makes it especially convenient for entertaining and everyday family life. A key advantage is allocated parking for two vehicles, including the convenience of an undercover carport, offering useful protection throughout the year. The end-of-terrace position adds to the sense of space, while the garden and parking arrangements complement the flexible accommodation perfectly, creating a practical home equally well suited to families, professionals and commuters alike.





Buses

5 minute walk



Shops

Co-op Food
3 minute walk



Trains

Horsham – 2.4 miles
Christ's Hospital – 3.2 miles



Airport

Gatwick
13.7 miles



Roads

M23
8.5 miles



Sport & Leisures

The Bridge Leisure Centre
10 minute walk



Rental Income

£tbc pcm



Schools

Shelley Primary
Tanbridge House



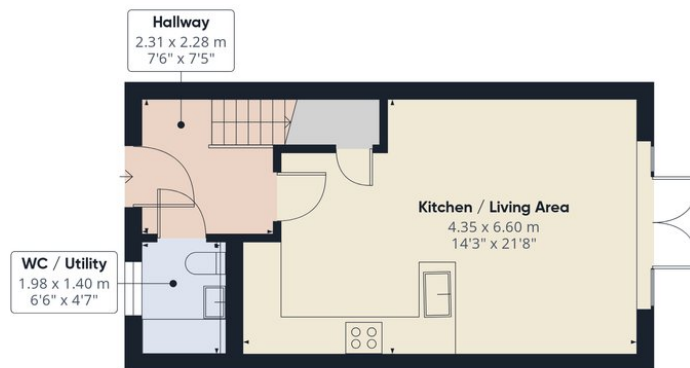
Fibre Broadband

Up to 2000 Mbps



Council Tax

Band D



Ground Floor



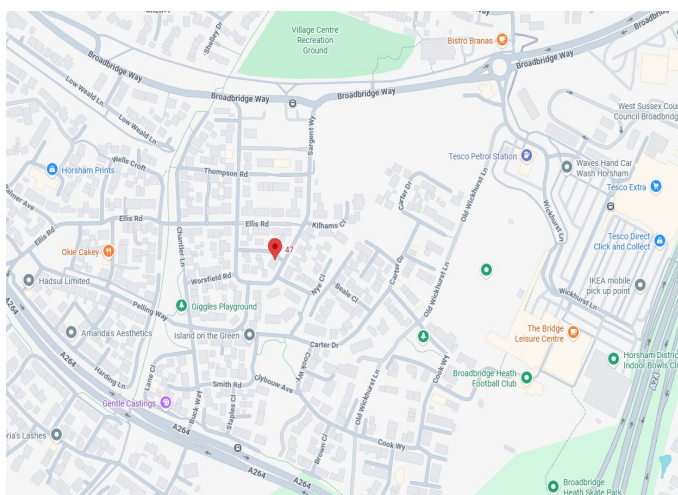
Approximate total area⁽¹⁾
102 m²
1097 ft²

(1) Excluding balconies and terraces

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



Viewing arrangements by appointment through Brock Taylor

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