



**Shelley Drive,
Broadbridge Heath, RH12 3NU**

**Offers Over
£495,000**

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

Shelley Drive, Broadbridge Heath, RH12 3NU



LOCATION

Shelley Drive is located in the popular village of Broadbridge Heath, a sought-after area on the outskirts of Horsham. The village offers a range of everyday amenities including a supermarket, local shops, schools and leisure facilities, making it ideal for families. Horsham town centre is a short drive away, providing extensive shopping, dining and entertainment options. Horsham railway station offers regular services to London and the South Coast, appealing to commuters. The area is also well placed for road links to surrounding towns and countryside, offering a balance of convenience and green space that continues to attract buyers.

PROPERTY

Tenure: Freehold

This well-presented detached three-bedroom home offers spacious and practical accommodation suited to modern family living. The property has been maintained to a good standard, with modern interiors and well-designed living spaces throughout.

The ground floor features a generous living and dining area that provides a bright and sociable space for both relaxing and entertaining. A modern kitchen offers a clean and contemporary finish with good storage and workspace.

A downstairs WC adds everyday convenience, while a large conservatory extends the living space further and enjoys views over the rear garden, making it a versatile area for dining, play or relaxation.

Upstairs, there are two comfortable double bedrooms, both benefiting from built-in wardrobes, and a larger-than-average single bedroom. A modern bathroom serves the accommodation. The layout and plot offer potential for extension (subject to permissions), making this an attractive option for buyers looking to grow into a home over time. Overall, this is a detached home that combines space, functionality and future potential.

OUTSIDE & GARDEN

The rear garden is designed for enjoyment and ease of maintenance, featuring a combination of decking and lawn, providing space for seating, entertaining and family use. The garden offers a pleasant balance of usable outdoor space without excessive upkeep. To the front, the property benefits from a private driveway with parking for several vehicles, a valuable feature for modern households. The detached nature of the home adds to the sense of space and privacy, while the residential setting of Shelley Drive makes it well suited to family living.





Buses

3 minute walk



Shops

One Stop
10 minute walk



Trains

Horsham – 2.6 miles
Littlehaven – 3.8 miles



Airport

Gatwick
13.9 miles



Roads

M23
8.7 miles



Sport & Leisure

The Bridge Leisure Centre
15 minute walk



Rental Income

£1,800 pcm



Schools

Shelley Primary
Tanbridge House



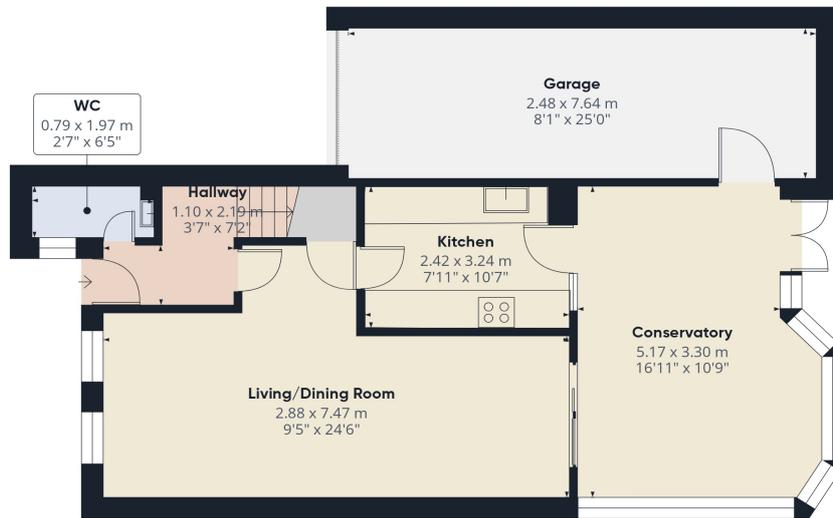
Fibre Broadband

Up to tbc Mbps



Council Tax

Band E



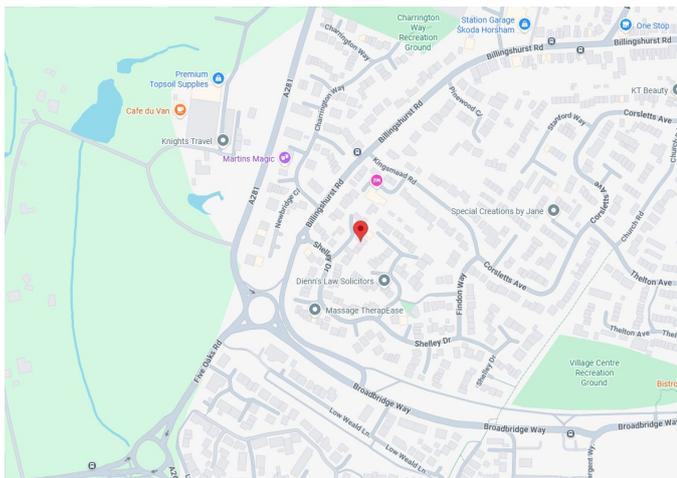
Ground Floor



Floor 1

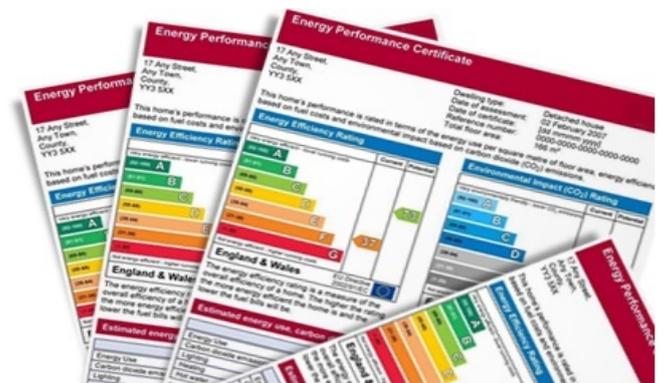


Map Location



Total Approximate Floor Area
1228 sq ft / 114.2 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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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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