



Heydon Way, Broadbridge Heath, West Sussex, RH12 3GL







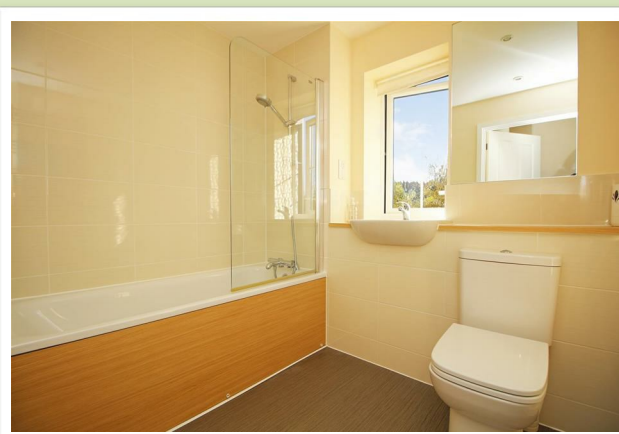
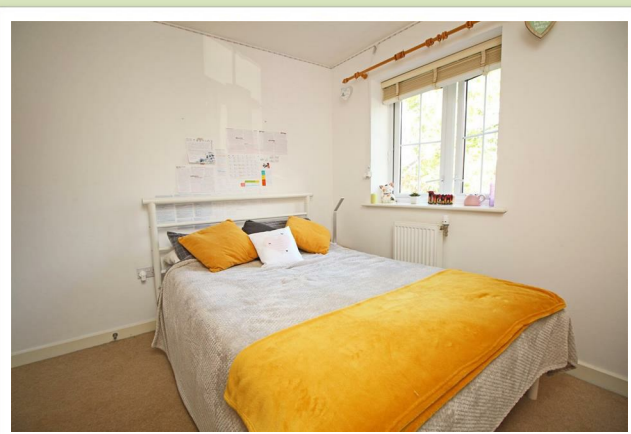
Being sold with the option of purchasing at 100% share with an asking price of £300,000 or using the shared ownership scheme at 75% share for £225,000.

This is a fabulous two bedroom coach house style apartment, built in the popular Wickhurst Green village development of Broadbridge Heath. The property benefits from easy access to the A24 with links to the M23 and M25 to London, Gatwick and Brighton. The local area is ideally situated within close distance of Horsham, with direct train links to London. Horsham remains one of the most desirable areas of the country to live, with excellent amenities, independent shops and a thriving pub and restaurant scene, and with Broadbridge Heath Leisure centre within easy walking distance, this really does make for an ideal setting.

The property is bound to appeal - ground floor private front door access leads to stairs up to the first floor with a bright and spacious open-plan living and kitchen area. There is a delightful Juliet balcony that floods the room with natural light. The kitchen is fully fitted with a mix of base and wall units, and integrated appliances. The master bedroom benefits from a small balcony with space for a table and a couple of chairs to enjoy some outside space and there is also an en-suite shower room. There is an additional second double bedroom, and separate bathroom to complete the internal accommodation.

Outside, the property also benefits from a single garage and one parking space.





Accommodation with approximate room sizes:

Private front door to:

**ENTRANCE HALL**

**FIRST FLOOR**

**OPEN PLAN LIVING/KITCHEN AREA 16'10" x 19'11" max  
(5.13m x 6.07m max)**

**JULIET BALCONY**

**MASTER BEDROOM 9'2" x 13'2" (2.79m x 4.01m)**

**BALCONY 9' x 4' (2.74m x 1.22m)**

**EN-SUITE SHOWER ROOM 6' x 5'6" (1.83m x 1.68m)**

**BEDROOM TWO 9'2" x 9'5" (2.79m x 2.87m)**

**BATHROOM 7'5" x 5'6" (2.26m x 1.68m)**

**OUTSIDE**

**GARAGE 9'9" x 21' (2.97m x 6.40m)**

**ONE PARKING SPACE**

**OUTGOINGS**

**LEASE LENGTH: 125 years from 1st April 2014.**

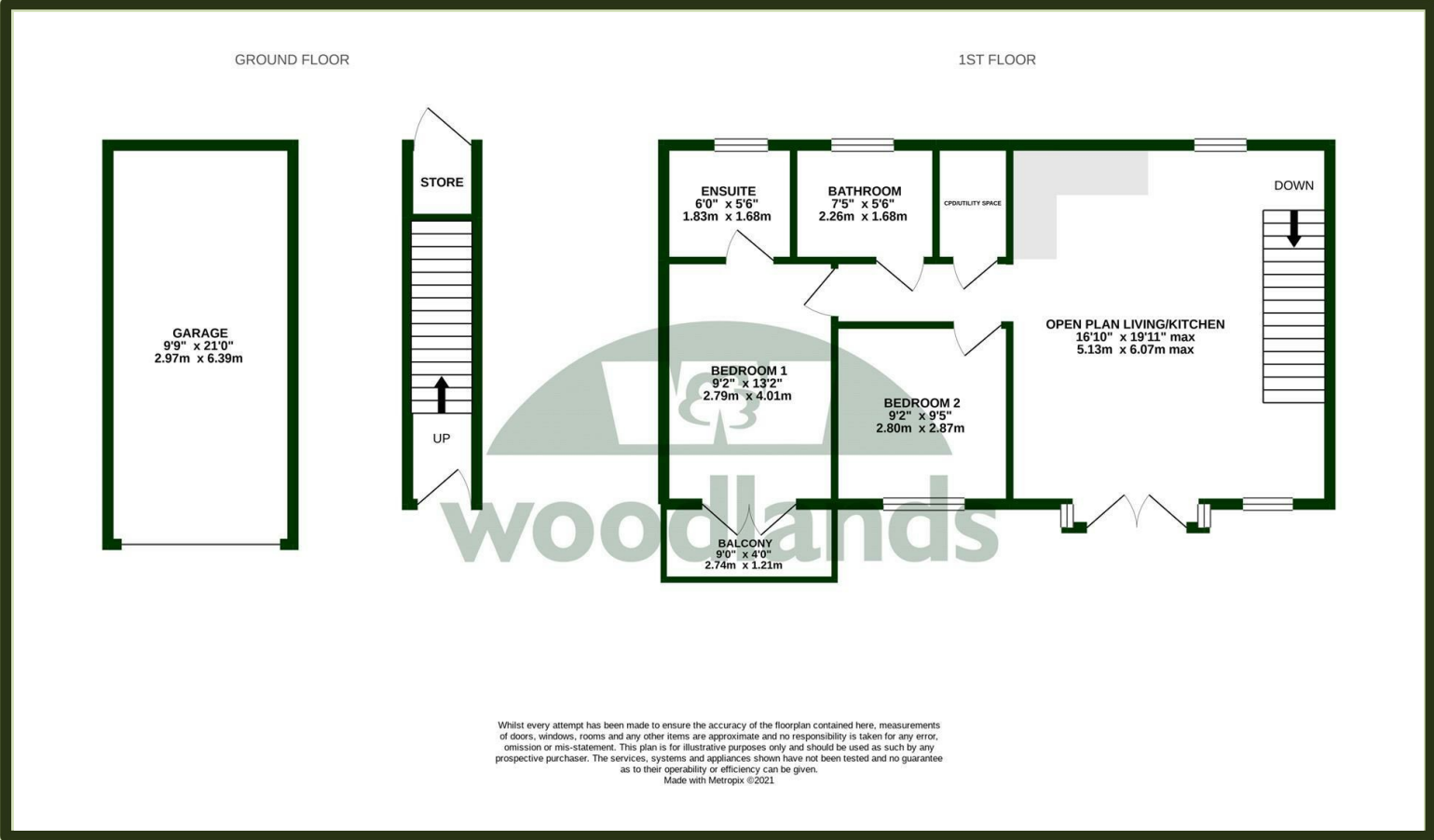
**MAINTENANCE: £33.66 per month.**

**GROUND RENT: To be confirmed**



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**SHARED OWNERSHIP SCHEME:** The vendor informs us the rent on the Shared Ownership Scheme is £158.84 per month.

**DIRECTIONS:** From Horsham Town centre, proceed in a westerly direction on the Guildford road (A281). At the A24 roundabout, take the first exit, and proceed on the slip road up to the next roundabout junction signposted A264. Take the 3rd exit, and proceed straight over the next roundabout and proceed along the A264 towards Newbridge Nurseries. At Newbridge Nurseries come all the way around the roundabout doubling back on yourself and return up the A264. Take the first turning on the left into Ellis Road. Take the second turning on the left into Palmer Avenue and then first right into Heydon Way.

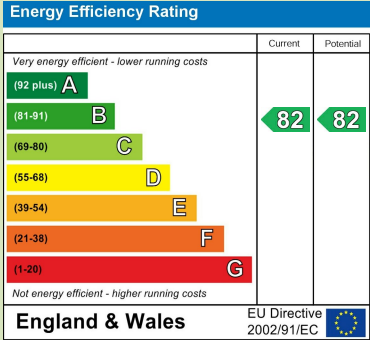
**COUNCIL TAX:** To be confirmed

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for Learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.