



Newbridge Close, Broadbridge Heath, West Sussex, RH12 3TN



woodlands



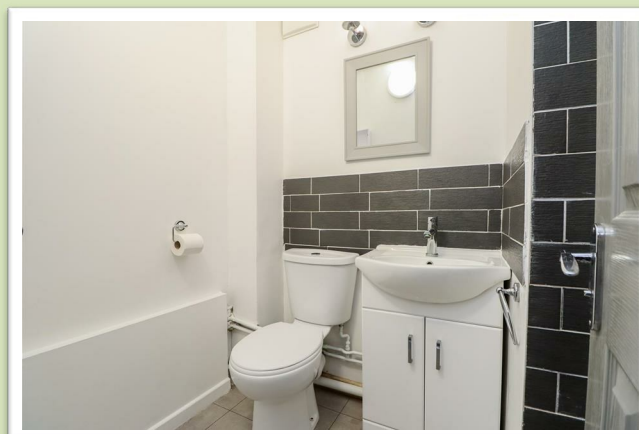
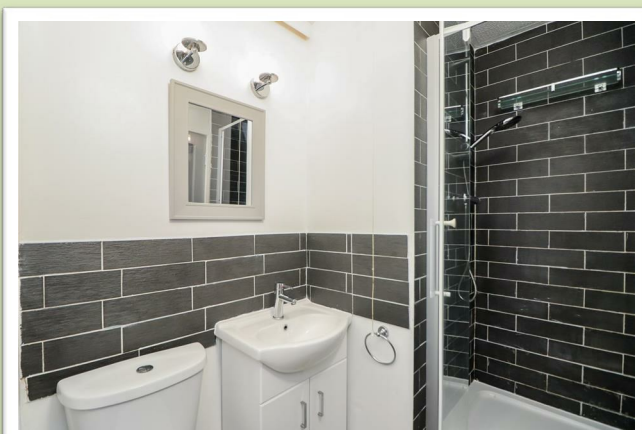
Tucked away in a pleasant residential cul-de-sac in the ever-popular village of Broadbridge Heath, this well-presented ground floor apartment enjoys a convenient setting just to the west of Horsham's historic town centre. The area offers an excellent balance of village charm and everyday convenience, with a range of local amenities close at hand. Horsham itself provides an extensive selection of shops, cafés and restaurants, along with a mainline railway station offering direct services to London making it an attractive location for commuters. The property is also ideally positioned for road connections as well as nearby towns and villages all of which add to the appeal of the surrounding West Sussex countryside.

Accessed via the communal entrance, the apartment's front door opens into a private entrance hall that creates a welcoming first impression and provides a useful storage cupboard along with space for coats and shoes. From here, the accommodation flows into a bright and generously proportioned living and sleeping area. A bay window overlooks the communal gardens and allows natural light to pour into the room, enhancing the sense of space. The layout comfortably accommodates both bedroom and lounge furnishings, making it a versatile and practical living environment.

The kitchen is open plan to the main living area and fitted with a range of wall and base units that provide ample storage and work surface space. There is also room for free-standing appliances and the added benefit of a window, ensuring the space feels bright and airy. Completing the accommodation is the bathroom, which has been tastefully updated by the current owners and now features a tiled shower, together with a wash basin and WC.

Externally, the apartment block sits within attractive communal grounds, surrounded by neatly maintained lawns and gardens that create a pleasant outlook for residents. A large parking area provides allocated parking as well as visitor spaces, while within the communal hallway there is also the advantage of a substantial lockable storage cupboard for additional practicality.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 4'11" x 4'07" (1.50m x 1.40m)

LIVING/BEDROOM AREA 13'03" x 15'08" (4.04m x 4.78m)

KITCHEN 7'10" x 7'09" (2.39m x 2.36m)

SHOWER ROOM 7'05" x 4'06" (2.26m x 1.37m)

OUTSIDE

ALLOCATED PARKING SPACE

ATTRACTIVE COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 86 YEARS

SERVICE CHARGE: £1,107.55 PER ANNUM

GROUND RENT: N/A

NO ONWARD CHAIN

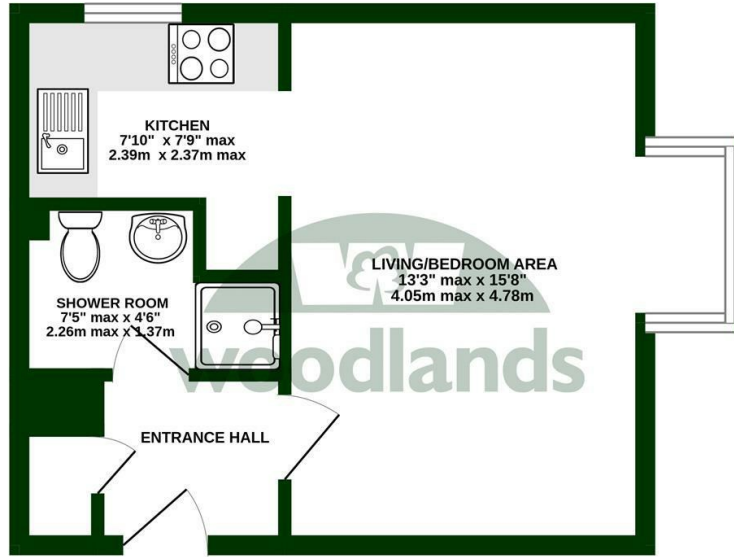


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GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 298 sq.ft. (27.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION: Broadbridge Heath is a village to the west of Horsham and offers a good range of local facilities and amenities including Tesco superstore, sports centre with gym, post office and convenience store, pub and school. The location offers great access for Horsham with a vast array of shops and mainline station to London. Alternatively Christ Hospital with its mainline station is less than a 10 minute drive. Broadbridge Heath also offers great road links for the A24, A29, A264 and A281 to Guildford.

DIRECTIONS: From Horsham town centre follow the Albion Way over the roundabout and across the first set of traffic lights. At the second set of lights turn right into Bishopric and continue along this road heading out of town. At the Tanbridge House School roundabout go straight ahead and up Farthings Hill. At the next flyover roundabout take the third exit into Broadbridge Heath village. Continue along this road and through the village passing the garage on the right hand side. Turn right into Charrington Way and Newbridge Close is the first turning on the left.

COUNCIL TAX: Band B.

EPC Rating: D.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		