



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





Nestled in a sought-after residential street in Broadbridge Heath, this immaculately presented apartment offers the perfect balance of peaceful village life and easy access to Horsham's buzzing town centre. Just a short drive away, Horsham boasts an exceptional array of amenities including boutique shops, high street favourites, stylish bars, cosy cafés, and a fantastic selection of restaurants—making it a vibrant hub for shopping, dining, and socialising.

Back in Broadbridge Heath, village life has its own charm and conveniences. You're within walking distance of local amenities including a One Stop convenience store, the welcoming Shelley Arms pub, and the expansive Tesco Extra. For those who enjoy the outdoors or staying active, the village offers attractive green spaces and the well-equipped Broadbridge Heath Leisure Centre.

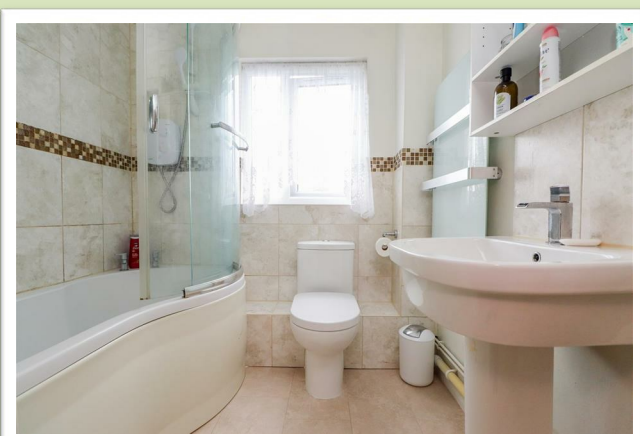
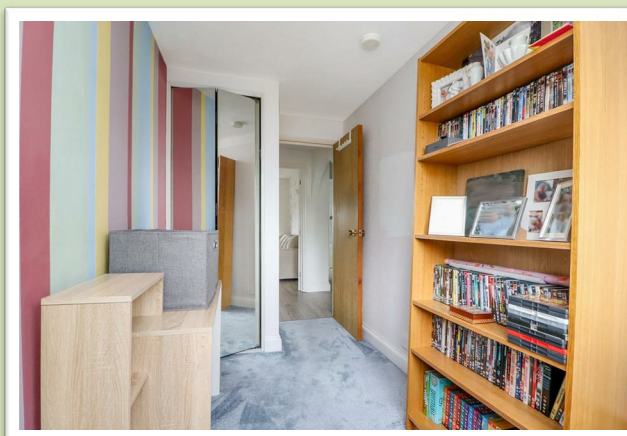
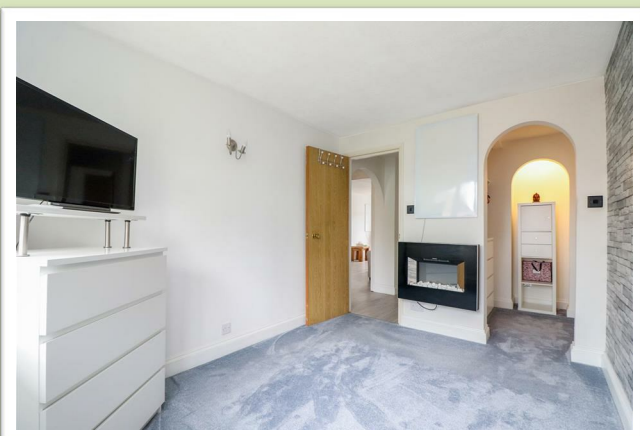
Commuters will also appreciate the location's excellent connectivity. The A24 is moments away, with access to the M23 and Gatwick Airport quick and simple, making this an ideal base for those needing to travel further afield.

The apartment itself is beautifully maintained, light-filled and generously proportioned. The stylish kitchen features a great range of base and wall units, LVT flooring and a range of freestanding appliances that can be included for the new owner if required alongside an integrated oven and hob.

The spacious living/dining room offers a perfect place to relax or entertain, with attractive views. The principal bedroom boasts a purpose-built walk-in wardrobe area, while the second bedroom being a generous single complete with its own built-in mirrored wardrobe. A modern bathroom with a tiled walls, LVT flooring and a generous P-shaped bath with shower and airing cupboard completing the internal accommodation.

The block is surrounded by well-kept lawns, with parking available and plenty of visitor parking. This is a fantastic opportunity to enjoy village tranquility without missing out on the energy and amenities of town life close by.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 18'02" x 10'04" (5.54m x 3.15m)

KITCHEN 8'02" x 7'08" (2.49m x 2.34m)

BEDROOM ONE 11'0" x 8'06" (3.35m x 2.59m)

WALK-IN WARDROBE AREA 6'03" x 4'10" (1.91m x 1.47m)

BEDROOM TWO 11'01" x 5'10" (3.38m x 1.78m)

BATHROOM 6'08" x 7'09" (2.03m x 2.36m)

OUTSIDE

COMMUNAL GARDENS

OUTGOINGS

LEASE LENGTH: 86 YEARS

SERVICE CHARGE: £1,404 PER ANNUM

GROUND RENT: INCLUDED IN SERVICE CHARGE

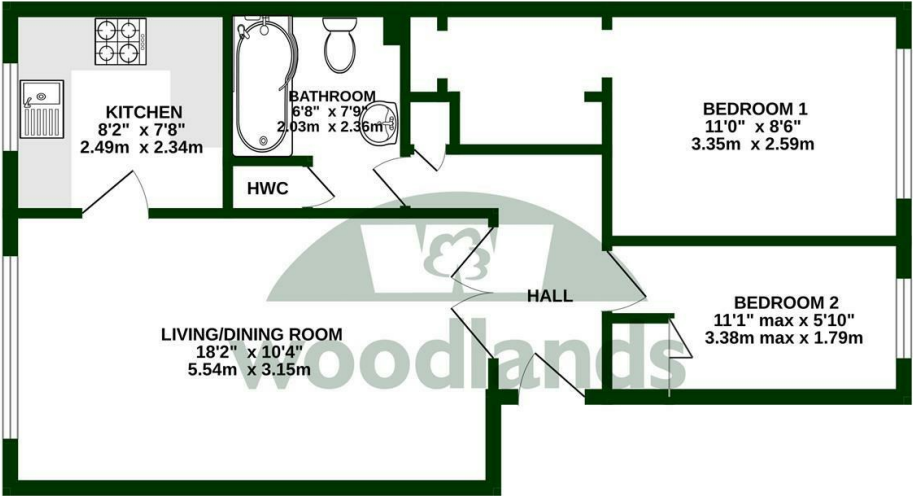


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TOP FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 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 C.

EPC Rating: E

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.

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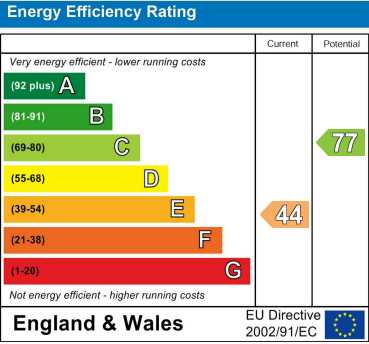
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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



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