



9 Newbridge Close, Broadbridge Heath

Guide Price £219,950

9 Newbridge Close

Broadbridge Heath, Horsham

This superb two bedroom apartment offers a super blend of open plan living space and is ideally located with access to Horsham Town Centre, nearby countryside and commuter routes to London, Gatwick and Brighton.

The apartment has been presented to a modern style with a light and airy feel throughout, it is accessed via a reception hallway which leads to a generously proportioned open plan living/dining room which has a laminate floor running through, there is a adjoining kitchen which features a range of wall and base cabinets with contrasting work surfaces running through, freestanding appliances including fridge and freezer, cooker and washing machine.

The main bedroom enjoys views over communal gardens and has a large fitted wardrobe with mirror doors, there is a second bedroom which also has a fitted cupboard and a well equipped bathroom which has a wall mounted shower over the bath, a wash hand basin within a vanity unit, and a low-level WC; all complimented with quality chrome fittings.

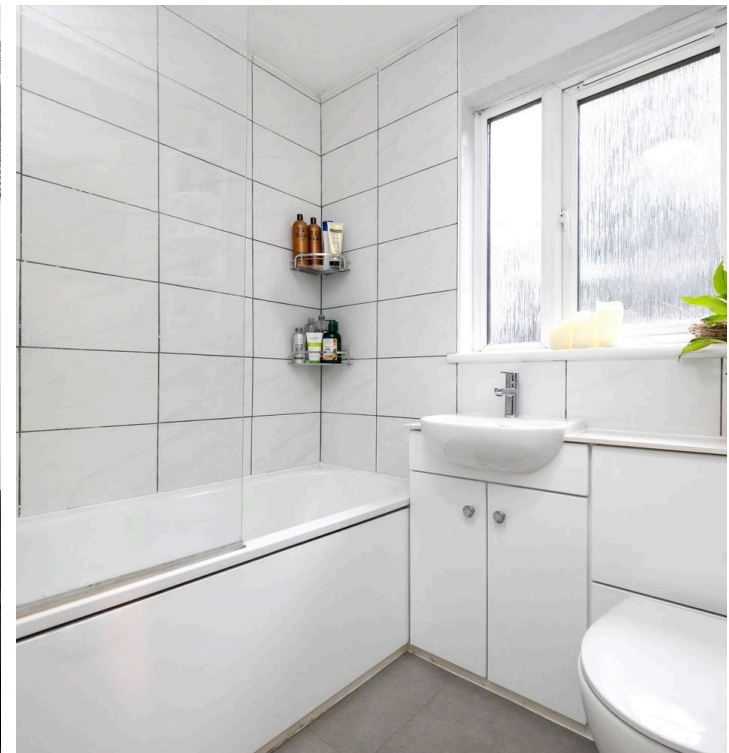
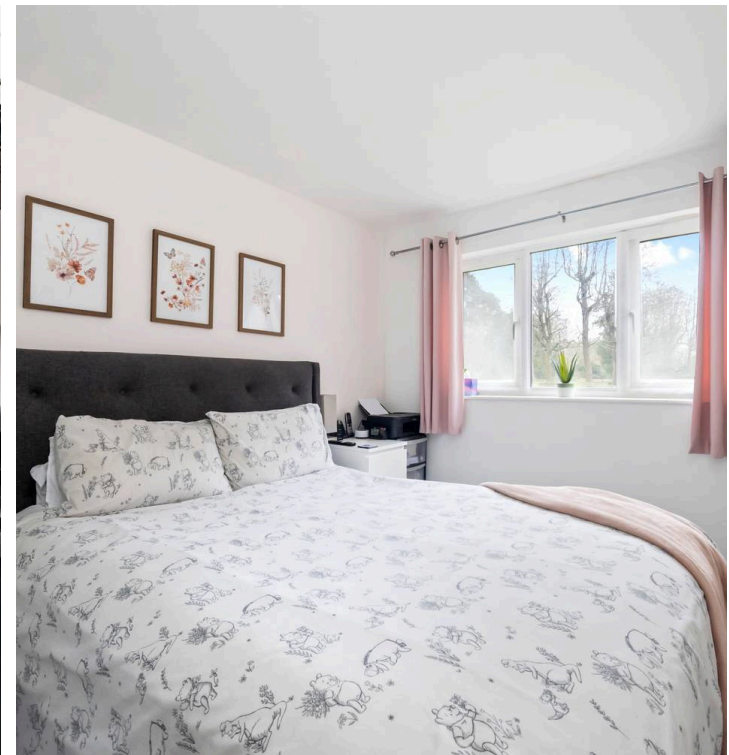
The property also has the benefit of allocated parking and communal lawned areas.

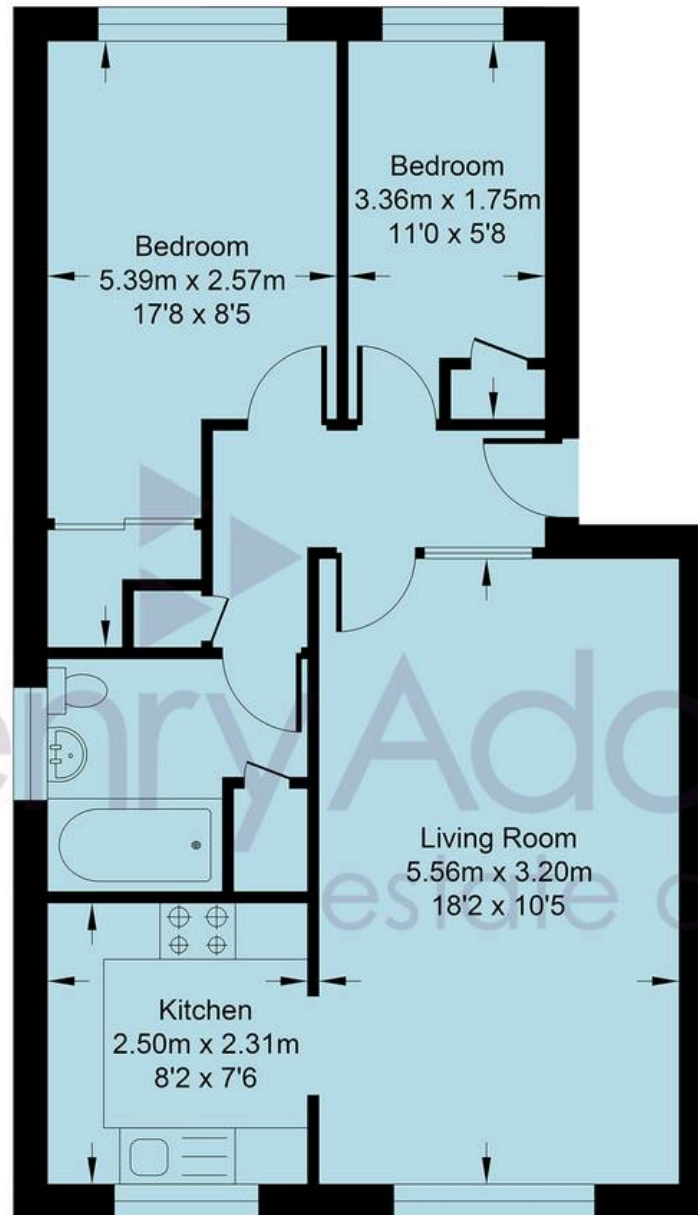
Agents Note: Service Charge - £1596 per annum
Approximately, 87 years remaining on the lease,
Managing agent Arun Gardens, Christian Reid

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Newbridge Close

Approximate Area = 554.55 sq ft / 51.52 sq m

Total = 554.55 sq ft / 51.52 sq m

For identification only - not to scale





Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.