



Old Guildford Road, Broadbridge Heath, RH12 3JU
Guide Price £375,000 Freehold


MARTIN&CO

Old Guildford Road

2 Bedrooms, 1 Bathroom

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- Period Style Mews Home
- Two Double Bedrooms
- Gated Courtyard Garden
- Private Driveway
- 18ft Kitchen / Diner
- Village Location
- No Chain Above
- Yield 5.6% at £1750 pcm
- Freehold
- EPC D



Offered with no chain above, an interesting and quirky home which will suit first time purchasers, downsizers or investment buyers. Set close to local shops and park land, a lovely position in the heart of Broadbridge Heath.

This property is part of the original village school that was converted into residential homes each offering their own unique charm and now called The Old School Rooms.



Private gates lead you onto a brick paved driveway which gives access via stable door to the large Porch with space for shoes and coats. In turn the front door leads into the welcoming living room being over 18ft in length with understairs storage.

An opening leads through to the dining area with space for a table and the kitchen giving a well balanced flow to the ground floor. Perfect for entertaining friends and family.

The kitchen is fitted with a contemporary range of wall and base units and includes integrated appliances such as a dishwasher and washer/dryer.

There is also a fridge/freezer included as well as a fitted cooker, four ring gas hob with extractor above.

Moving to the first floor landing there are two double bedrooms one with a large deep walk in wardrobe.

The family bathroom is fitted with a modern white suite comprising bath with shower above, vanity unit with inset basin and close coupled wc.

From the landing a spiral staircase leads you up into the loft space which is well lit by a large roof window and has plenty of eaves storage. The current owners have used this as a home office.

Outside

The property is situated just off a mews at the rear of the building with private gates leading onto the brick paved driveway proving off street parking. The gardens of the property are also private and being laid to artificial lawn has ease of maintenance, this provides a lovely space to enjoy some peaceful seclusion.

Location

Broadbridge Heath is a popular village offering a local Post Office, convenience store, public house and Shelley primary school. Nearby there is a Tesco Extra superstore and The Bridge leisure centre.

Horsham is approximately two miles distant being a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.



There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For commuters the main line station at Horsham (direct service to London Victoria and London Bridge) is a short drive or cycle ride away and the property offers good road access to Guildford (via the A281), the South Coast via the A24 or A23 and the M23 and Gatwick Airport.

Tenure Freehold

EPC D

Council Tax Band D

For sale via owners agents Martin & Co
01403 248222

For investors this home offers a clean yield for those looking to increase their portfolio or start a buy to let empire. At the current rental value of £1750 pcm on an assured shorthold tenancy, this gives a gross yield of 5.6%.







Martin & Co Horsham

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