



**Chantry Court
Broadbridge Heath, RH12 3XY**

**Asking Price Of
£395,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Chantry Court, Broadbridge Heath, RH12 3XY



LOCATION

This ground floor apartment is located in the sought after Village of Broadbridge Heath, Horsham. In the heart of the village is the Broadbridge Heath Village Centre Social club where several events, meetings and socials are held. The Shelley Arms is a lovely quintessential village pub, offering great food, cold drinks and a warm welcome. Tesco Extra supermarket services the town for local conveniences and is only a short walk from Chantry Court. A short bus ride into Horsham offers a broad range of shopping and popular eateries, Horsham Hospital and several pharmacies. Chantry Court is a stunning new development of cottages and apartments within the Horsham District of West Sussex. Chantry Court is also ideally situated with easy access to Gatwick, the M23 & M25. Horsham Town Centre is a short 6 mins away with M25 (Junction 7) 30 mins plus Gatwick Airport is only 24 mins and Brighton 48 mins.

PROPERTY

A stunning and beautifully presented two double bedroom ground floor maisonette for over 55's. Finished to a high specification, this wonderful apartment is ready for you to move in and enjoy. As you enter, you will notice the large inner lobby with generous cupboard, ideal space to hang up your coats and store all off your shoes. The property comes complete with widened doorways, for wheelchair access and full underfloor gas heating and double-glazed windows. The kitchen is open plan to the main living area, with double aspect windows, which flood this space with natural light and has plenty of room for your furniture. The contemporary kitchen is fitted by 'Nolte' with 'Silestone' worktops and upstand Purquartz sink (1 ½ bowl) with chrome pull-out sink mixer tap and Neff appliances including: built-in Circo Therm® Fan Oven, built-in Combi Microwave Oven and Quick Light Electric Ceramic Hob with built-in Luxair Extractor Hood/Fan also a fully integrated Zanussi Fridge/Freezer, Washer/Dryer and Dishwasher. The bathroom has been tastefully chosen with high quality white sanitary ware and chrome taps with wall mounted chrome towel radiator and full height tiling over the bath. The bath has a shower over and there is a

vanity unit storage and mirror cabinet with shaver socket. The property also benefits from the exclusive use of the Cinema, Hair Salon and Bistro, located in the adjacent nursery home, making this a perfect lifestyle change for all of you who are downsizing. A viewing is a highly recommended!

OUTSIDE

This property provides a perfect little private patio located to the rear of the property, accessed from double doors from the side of the maisonette. The patio is the ideal place to unwind, relax and enjoy nature as it backs onto a lovely tree line. If peace and tranquillity is what you're looking for, then look no more as this property will be ideal. There is an allocated parking space next to the double doors to the apartment, although made for 1 car, you can comfortably fit with one behind the other.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 999 Years from & including 1 January 2019 to and including 31 December 3017

Service Charge: £1,440 per annum

Service Charge Review Period: tbc

Ground Rent: £100 per annum

Ground Rent Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Tesco Extra
15 minute walk



Trains

Horsham – 1.9 miles
Littlehaven – 3.1 miles



Airport

Gatwick
15.7 miles



Roads

M23
8 miles



Sport & Leisure

The Bridge Leisure Centre
15 minute walk



Rental Income

£1,450 pcm



Schools

n/a



Fibre Broadband

Up to 290 Mbps

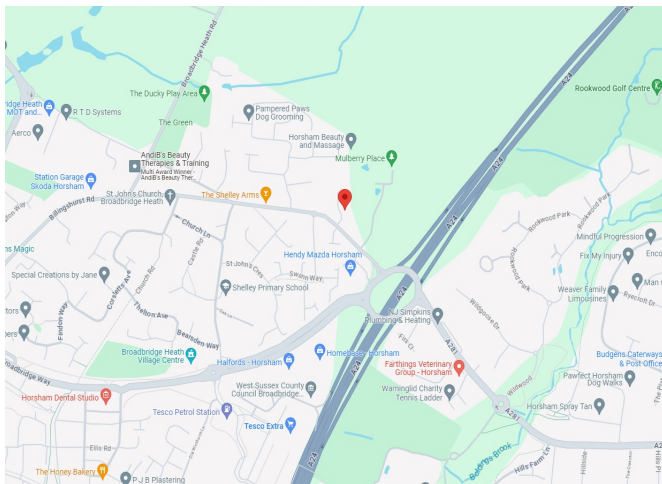


Council Tax

Band C



Map Location



Total Approximate Floor Area
941 sq ft / 87.5 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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