



Sales.

Kingsmead Place,
Broadbridge Heath, RH12 3TA

Asking Price Of
£250,000



Kingsmead Place, Broadbridge Heath, RH12 3TA



The front door opens into a generous hall that has stairs rising to the First Floor which also provide under stairs storage. There is an opening archway to the modern kitchen which has been stylishly updated by the current owners. The living room is to the front of the house and has a large window, that floods the room with natural light, there is also a window seat which is a fantastic use of space. To the First Floor you will find a large double bedroom, with plenty of space for wardrobes and the bathroom, which has a white suite and a window for light and ventilation. On the landing, there is an airing cupboard and access to the loft, which provides additional storage.

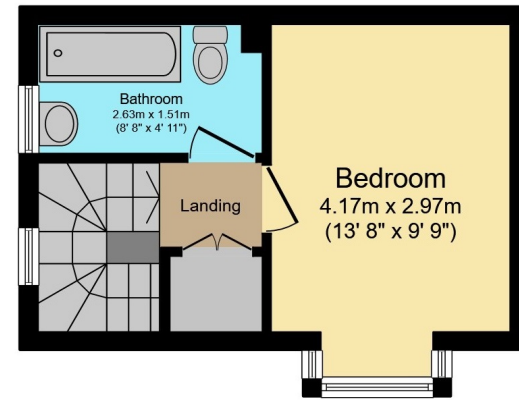
The property is set back from the road at the bottom of a small cul de sac, and has an allocated parking space to the front of the house. The development is surrounded by well kept communal grounds.



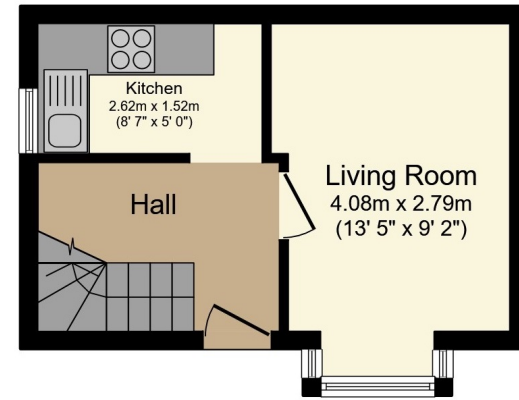
ADDITIONAL INFORMATION

Tenure: Freehold
Estate Charge: £340 per annum payable to Hunters Estate & Property Management Ltd

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.

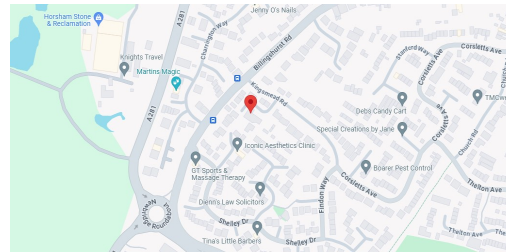


First Floor



Ground Floor

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approximate Floor Area

442 sq ft / 41 sq m

Viewing arrangements by appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



 Buses 3 minute walk	 Shops One Stop 7 minute walk	 Trains Horsham 2.5 miles
 Sport & Leisure The Bridge Leisure Centre 15 minute walk	 Rental Income £ pcm	 Schools Shelley Primary Tanbridge House
 Fibre Broadband Up to 910 Mbps	 Roads M23 8.6 miles	 Council Tax Band B

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.

Residential sales, lettings,
land and new homes.

01403 272022
brocktaylor.co.uk
2-6 East Street, Horsham, West Sussex, RH12 1HL