



## Kingsmead Place, Broadbridge Heath, RH12 3TA



This immaculately presented end of terrace house has benefited from an extensive programme of recent improvements, including refitting the bathroom, with a new contemporary suite, refurbishing the kitchen and new internal doors. On the ground floor there is a good-sized entrance hall, with under stairs storage & shoe drawer, spacious living room, with walk-in bay window and attractive hard wood flooring, and a refurbished kitchen, with excellent storage and integrated appliances. The first floor offers a generous landing, with storage cupboard and loft access, a double bedroom, with a range of newly fitted built in wardrobes and a super refitted shower room, with stunning tiling and a double shower cubicle.

The end of terrace property is tucked away in a small cul de sac, just off a pathway, with the front door leading into the entrance hall. There is also a well-tended flower bed, perfect for someone with a green finger. Directly outside the property you can also find the allocated parking space for one vehicle. To the rear of the house there is a communal area, for residents, with an additional lawned area and space for drying clothes.



### ADDITIONAL INFORMATION

Tenure: Freehold

Estate Charge: £350 per annum payable to Hunters Estate & Property Management Ltd.

### AGENTS NOTE

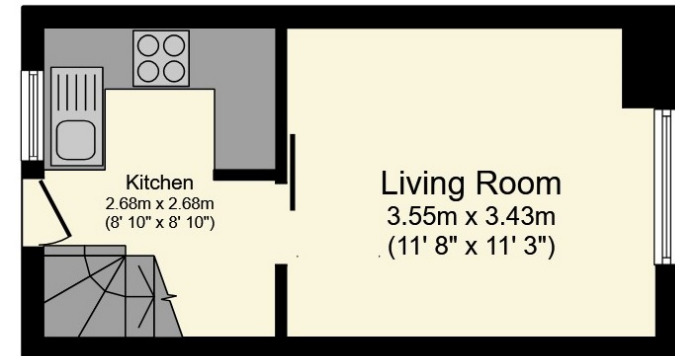
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the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

Total Approximate Floor Area

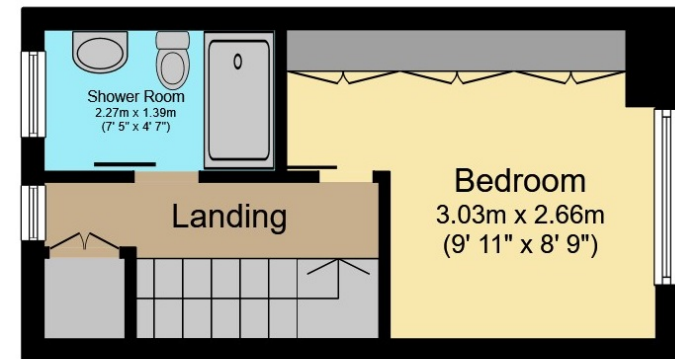
**390 sq ft / 36 sq m**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272022  
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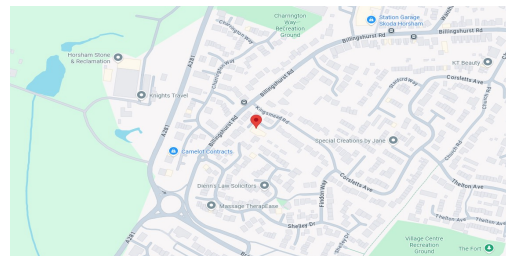


Ground Floor



First Floor

### Map Location



### EPC Rating

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         | 91        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      |           |
| (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 |           |

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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2-6 East Street, Horsham, West Sussex, RH12 1HL

**Buses**  
1 minute walk

**Shops**  
One Stop  
6 minute walk

**Trains**  
Horsham  
2.5 miles

**Sport & Leisure**  
The Bridge Leisure Centre  
0.8 miles

**Rental Income**  
£tbc pcm

**Schools**  
Shelley Primary  
Tanbridge House

**Broadband**  
Up to tbc Mbps

**Roads**  
M23  
8.7 miles

**Council Tax**  
Band B