



**Newbridge Close, West Sussex, RH12 3TN**  
**Asking Price £210,000**

**& LINES**  
*James*



# Newbridge Close, Broadbridge Heath

- TWO BEDROOMS
- GROUND FLOOR
- GOOD LOCATION
- SPACIOUS RECEPTION ROOM
- MAIN BEDROOM WITH VANITY AREA
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- SHARE OF FREEHOLD

**\*\* NO CHAIN \*\*** A well presented two bedroom ground floor flat situated in Broadbridge Heath within walking distance of all amenities.

## Location

This flat is situated in the village of Broadbridge Heath, which has grown in popularity due to recent housing developments. The flat is within walking distance of the amenities on offer which include a local shop, public house, Tesco superstore, small retail park and modern leisure centre. Horsham town centre is a short drive away and offers a wider range of facilities. With access to the A24 and A281 also within easy reach the property provides good commuting links.

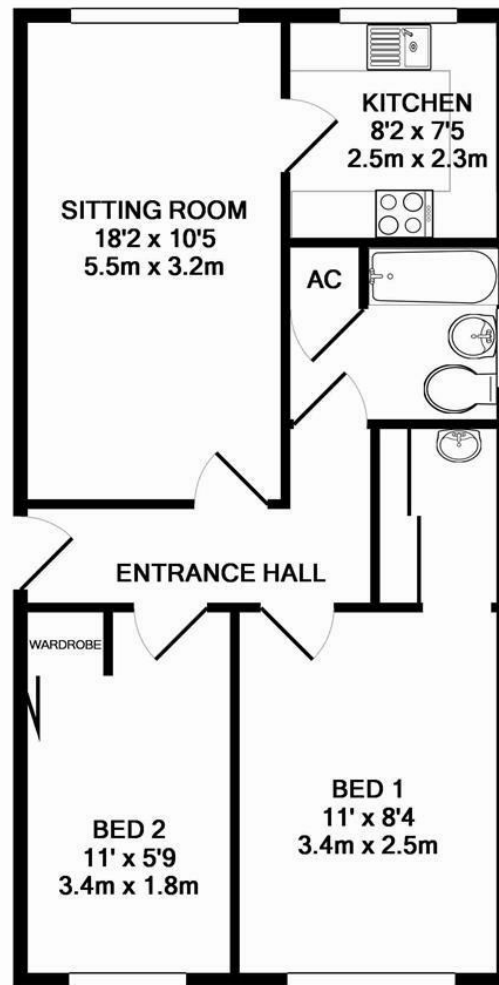
## Property

The entrance hall provides room for coats and shoes with an internal window and glazed door connecting the reception room. The lounge/diner is a good size and features a focal arched alcove, a window onto the communal grounds provides a pleasant outlook. The kitchen is fitted in a range of wood effect eye and base level units with complementing worktops and tiling. The main bedroom benefits from a useful area dressing with fitted wardrobe and a vanity unit. There is a further single bedroom with fitted wardrobe. The bathroom is fitted in a white suite with shower over bath and has a cupboard housing the immersion tank. The property also benefits from double glazing throughout and has electric heating.

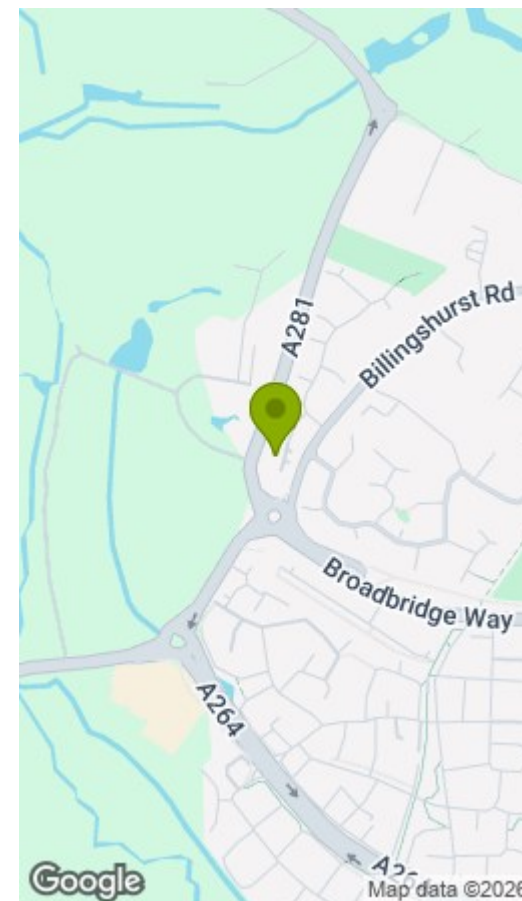
## Outside

The development is well maintained with flowerbeds and hedging dividing the blocks of flats.





Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
Made with Metropix ©2015



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
|   | Potential | Current  | Potential |
| Very energy efficient - lower running costs |           |  |           |
| (92 plus) <b>A</b>                          |           |  |           |
| (81-91) <b>B</b>                            |           |  |           |
| (69-80) <b>C</b>                            |           |  |           |
| (55-68) <b>D</b>                            |           |  |           |
| (39-54) <b>E</b>                            |           |  |           |
| (21-38) <b>F</b>                            |           |  |           |
| (1-20) <b>G</b>                             |           |  |           |
| Not energy efficient - higher running costs |           |  |           |
| 71  |           | 73   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                        |           |
| England & Wales                             |           | England & Wales                                |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           | Current                 |           |
|---|-----------|-------------------------|-----------|
|   | Potential | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |           |
| (12 plus) <b>A</b>  |           |                         |           |
| (81-91) <b>B</b>  |           |                         |           |
| (69-80) <b>C</b>  |           |                         |           |
| (55-68) <b>D</b>  |           |                         |           |
| (39-54) <b>E</b>  |           |                         |           |
| (21-38) <b>F</b>  |           |                         |           |
| (1-20) <b>G</b>   |           |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |           |
| 63  |           | 64                      |           |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC |           |
| England & Wales   |           | England & Wales         |           |



24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com

