



Wickhurst Gardens, Broadbridge Heath, West Sussex, RH12 3LE





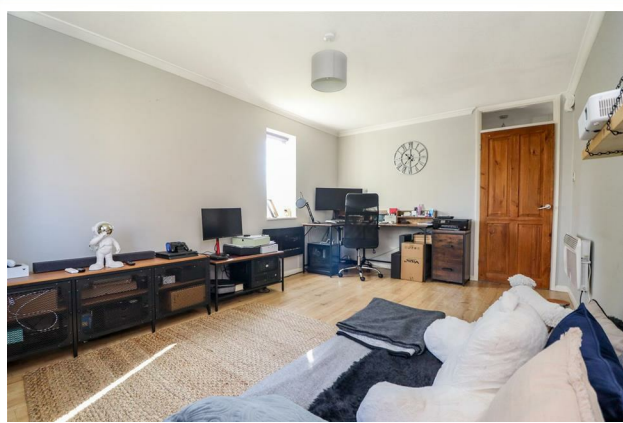
An excellent one bedroom first floor apartment, being sold with no-ongoing chain. Set in the heart of the popular village of Broadbridge Heath, Wickhurst Lane is the perfect position - within easy reach of all the local amenities such as Shelley Primary School, convenience store, village pub, village hall and playing fields.

Broadbridge Heath also benefits from excellent facilities at the Bridge leisure centre and a large Tesco Extra. And the village is also within easy reach of the vibrant market town of Horsham. Renowned for its fabulous range of bars and restaurants, as well as a mixture of independent and major high street retailers- you can see why this is such a popular area.

This apartment would no doubt suit a range of buyers - from a professional investor looking for a well-maintained property with strong yield and potential of a tenant in-situ for an immediate rental income, to first time buyers, looking for a spacious flat that has benefitted from upgraded electrics, has a modern bathroom, allocated parking space and a long lease.

Accessed by a path from the parking area, the flat has its own private front door. Carpeted stairs lead to the first floor. The bedroom is a large double with space for freestanding furniture, and double glazed window over looking the communal gardens. The living room is also an excellent size with plenty of room for both a dining area and seating area, enjoying dual aspects. The kitchen has integrated oven, hob and extractor, as well as a good range of base and wall units and space for freestanding white goods.

The bathroom is tastefully appointed with modern tiling to the floor and walls, as well as benefitting from an electric power-shower above the bath. Two large storage cupboards in the hall complete the internal accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

OWN FRONT DOOR

STAIRS TO FIRST FLOOR

LIVING/DINING ROOM 15'06" x 10'04" (4.72m x 3.15m)

KITCHEN 8'10" x 5'10" (2.69m x 1.78m)

BEDROOM 12'0" x 9'02" (3.66m x 2.79m)

BATHROOM 5'10" x 7'0" (1.78m x 2.13m)

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

OUTGOINGS

LEASE LENGTH: 189 YEARS FROM 29.09.1978

SERVICE CHARGE: £70 PCM

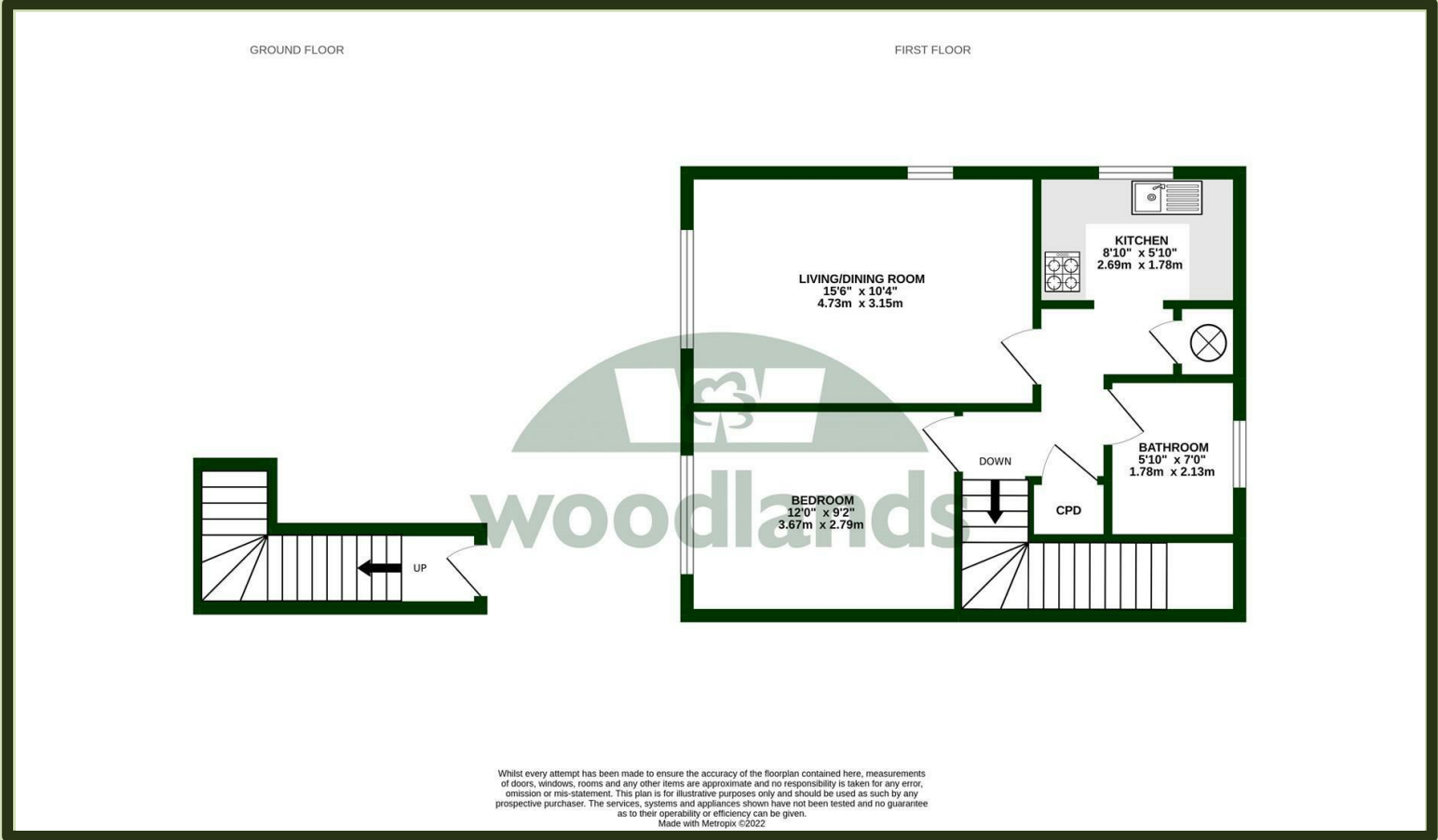
GROUND RENT: £75 PER 6 MONTHS

NO ONWARD CHAIN

POTENTIAL OF TENANT IN-SITU IF REQUIRED



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DIRECTIONS: From Horsham proceed in a Westerly direction along Guildford Road (A281). At the flyover roundabout take the third exit, following the signs for Broadbridge Heath. Proceed straight ahead at the mini roundabout and then take the first left into Wickhurst Lane. Wickhurst Gardens is then the third turning on the left.

COUNCIL TAX: Band B.

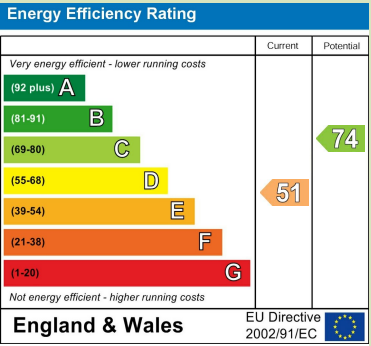
EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.