



16 Kingsmead Place, Broadbridge Heath, West Sussex, RH12 3TA

Guide price £235,000 - £250,000

**MANSELL  
McTAGGART**  
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## In brief...

- 1 double bedroom
- End of terrace freehold house
- Greatly improved by sellers
- Allocated parking space
- Quiet and convenient location
- Newly installed electric powered central heating system
- Ideal first time or investment purchase
- Close to transport links, country walks and shops

A rarely available 1 double bedroom end of terrace house, greatly improved by current sellers with an allocated parking space.

Council Tax band: B

Tenure: Freehold





## In more detail...

A rarely available 1 double bedroom end of terrace house, improved by the current sellers with an allocated parking space. The property is situated in a quiet and convenient position, close to major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway and sitting room with bay window and bespoke box seating. The kitchen has been refitted with an attractive range of gloss units, integrated appliances and Oak work surfaces. Upstairs there access into the loft which provides ample storage. The master bedroom boasts hand crafted fitted wardrobes/chest of drawers and bathroom.

Benefits include newly installed double-glazed windows, upgraded wi-fi enabled electric heating to radiators (boiler located in the airing cupboard), new carpeting and flooring, and plantation shutters and blinds.

There is a useful brick-built storage cupboard with space for a washing machine. There is an allocated parking space located near by.

NB. Estate charge for 2024 £340 (already paid in full by current sellers).

Management company: Kingsmead Place Management Company Ltd

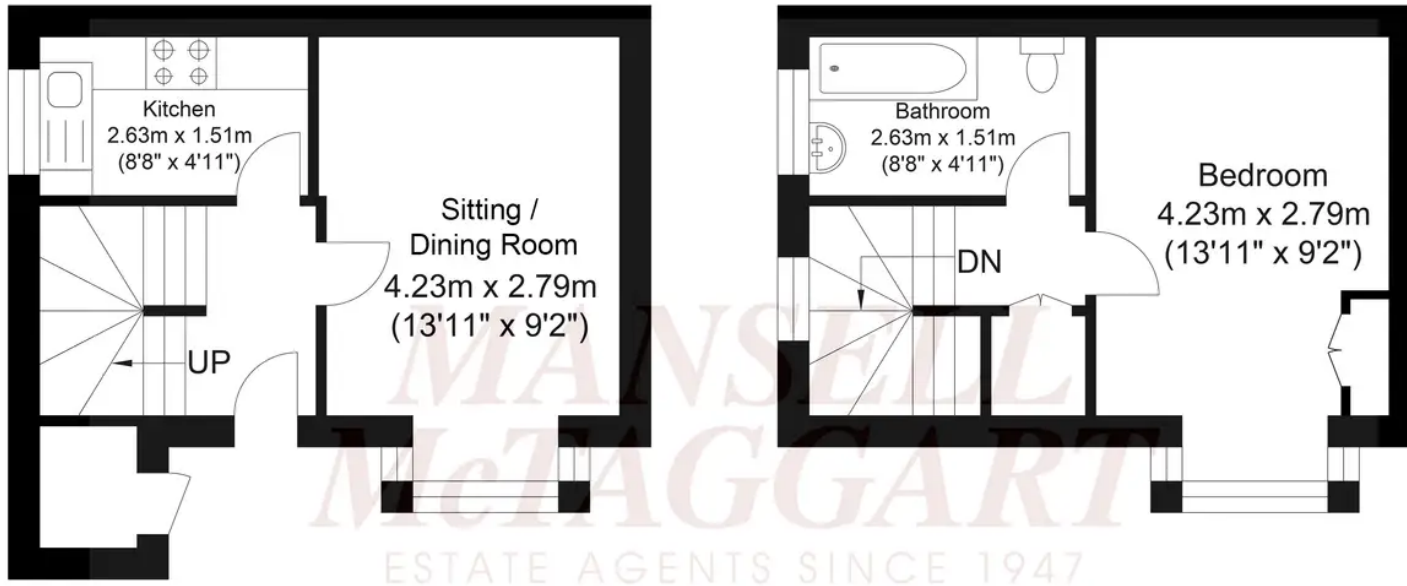


## Location...

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy convenience store and Post Office for your everyday needs. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible 24-hour Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christ's Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5\* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.







Ground Floor  
 Approximate Floor Area  
 236.16 sq ft  
 (21.94 sq m)

First Floor  
 Approximate Floor Area  
 223.56 sq ft  
 (20.77 sq m)

Approximate Gross Internal Area = 42.71 sq m / 459.72 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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