



54 Low Weald Lane, Broadbridge Heath, RH12 3XW

Part Buy, Part Rent £110,000 – Full Market Value £275,000

**MANSELL
McTAGGART**
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In brief...

- 2 double sized bedrooms
- Second floor apartment (top floor)
- Spacious and immaculately presented accommodation
- Allocated parking space
- Ideal first time or investment purchase and would let out for £1100 per month
- Peaceful development
- Bicycle store
- Close to schools, shops, transport links and walks

A beautifully presented and spacious top floor south facing apartment with allocated parking space and long lease. This would make an ideal first time or investment purchase and would let out for £1100 per month. The property is situated in a peaceful position on this popular development, close to excellent schools, major transport links, shopping facilities and country walks.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





In more detail....

The accommodation comprises: entrance hallway with airing/storage cupboard, sitting/dining room and kitchen fitted with an attractive range of units. There are 2 well proportioned double bedrooms and modern bathroom. Benefits include remainder of new build guarantee, double glazed windows and electric heating.

There is 1 allocated parking space, ample visitor bays and covered bicycle store.

SHARED OWNERSHIP OPTION AVAILABLE:

(Property can also be purchased for £110,000 for a 40% share. Full market value £275,000). Please contact Mansell McTaggart Horsham for further details.

Tenure: Leasehold

Lease: 125 years from and including 29 September 2020

Maintenance Charge: £132.85pcm for the period April 2024 - March 2025

Assured Rent: £427.08pcm

Maintenance Review period: Reviewed yearly

Ground Rent Shared Ownership Option: Rent included within maintenance charge

Ground Rent Full Market Value: TBC

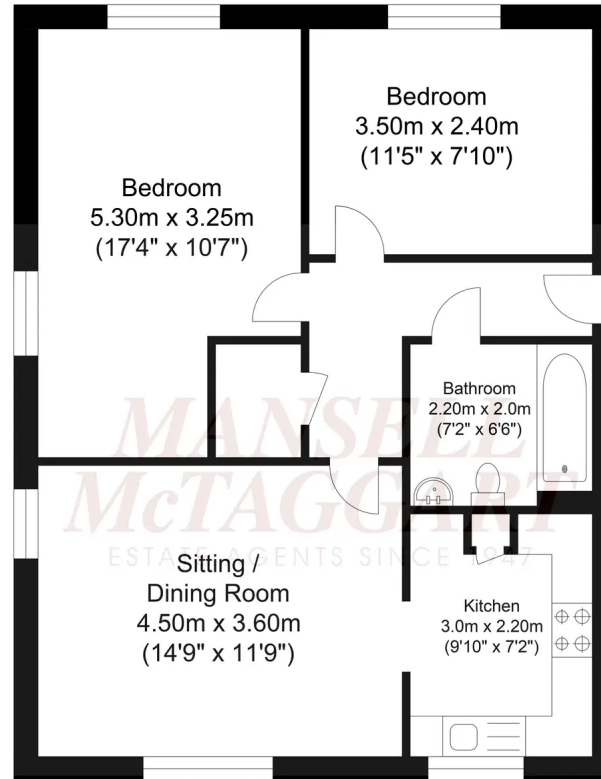
Managing Agents: Sage Homes

The location...

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. 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, 6am-12am 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, skate-park, 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 Christs 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.





Approximate Floor Area
 663.59 sq ft
 (61.65 sq m)

Approximate Gross Internal Area = 61.65 sq m / 663.59 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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