



1 Bearsden Way, Broadbridge Heath, RH12 3AQ

Guide Price - £335,000 - £350,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 good sized bedrooms
- End of terrace house
- South facing garden
- Allocated parking space
- Built in the 1970s
- Close to shops, schools, walks and transport links
- Scope to convert loft
- Ideal first time or investment purchase

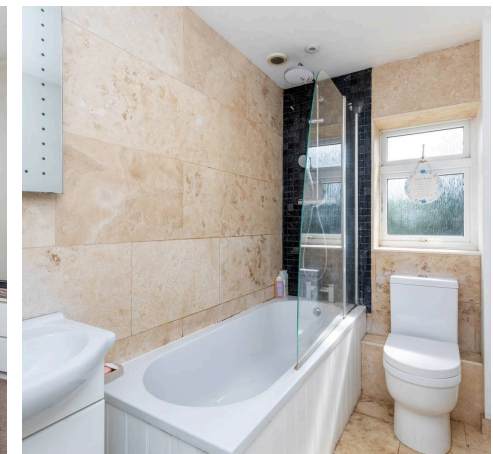
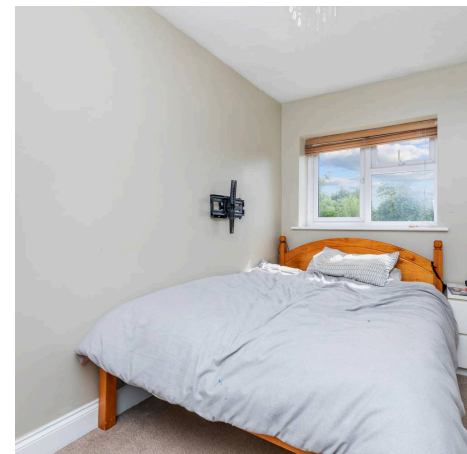
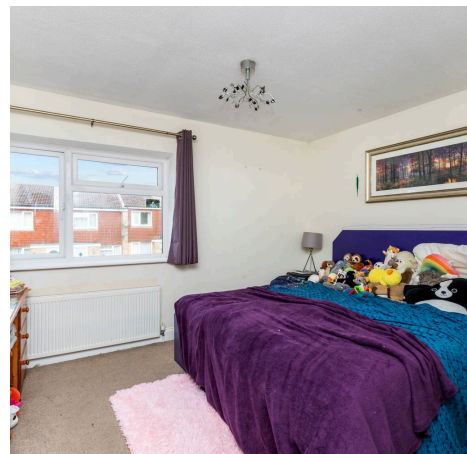
A well presented 2 bedroom end of terrace house, built in the 1970s with south facing garden and allocated parking space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A well presented 2 bedroom end of terrace house, built in the 1970s with south facing garden and allocated parking space. The property is situated on a popular residential development, close to shopping facilities, schools, walks and transport links.

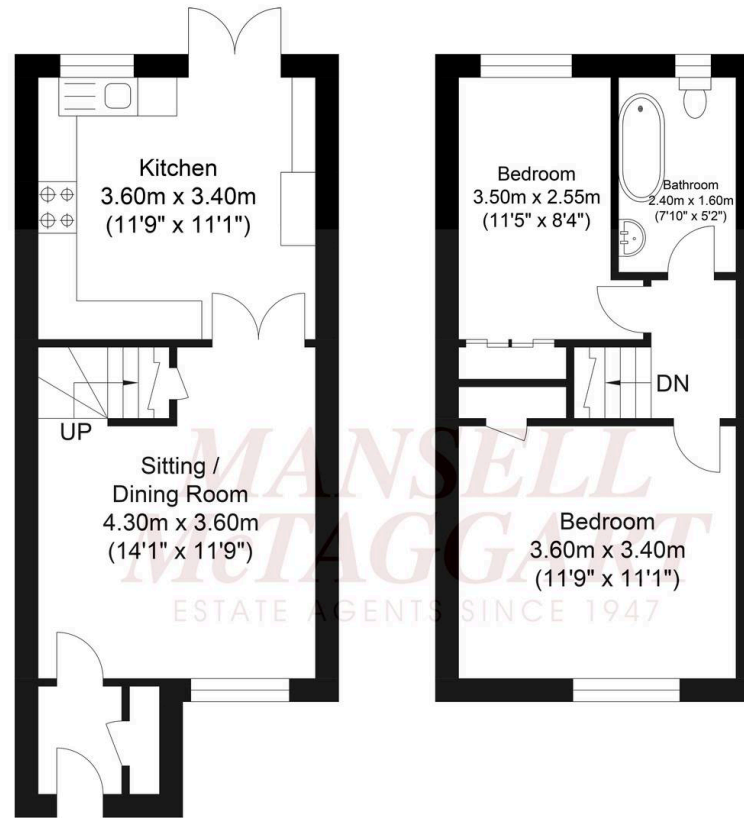
The accommodation comprises: entrance porch with storage, sitting room and kitchen/breakfast room refitted with an attractive range of units and doors onto the garden. Upstairs there is access into the loft which lends itself for conversion. There are 2 well proportioned bedrooms and family bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen).

There is 1 allocated parking space to the side of the property and ample on street parking nearby. The 31' X 17' south facing garden offers a good degree of privacy and is lawned with paved patio and side access.

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.





Ground Floor
Approximate Floor Area
330.12 sq ft
(30.67 sq m)

First Floor
Approximate Floor Area
302.25 sq ft
(28.08 sq m)

Approximate Gross Internal Area = 58.75 sq m / 632.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.