



4 The Mews, Old Guildford Road, Broadbridge Heath, RH12 3SU  
£210,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 1 double bedroom
- First floor apartment
- Immaculately presented accommodation
- Allocated parking space
- Small development in popular village
- Ideal first time or investment purchase
- Close to transport links, shops and walks

A well presented and good sized 1 double bedroom first floor apartment forming part of a select development with allocated parking space.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







A well presented and good sized 1 double bedroom first floor apartment forming part of a select development with allocated parking space. The property is situated in this ever so popular development, close to major transport links, shopping facilities and beautiful country walks. The accommodation comprises: entrance hallway, sitting/dining room with bay window and kitchen fitted with an attractive range of units, Granite work surfaces and pleasant outlook. The double bedroom has a fitted wardrobe and the family bathroom is up to date. Benefits include Hive thermostat double glazed windows, security entry system and gas fired central heating to radiators (boiler located in the kitchen). There is 1 allocated parking space to the front of the property.

Tenure: Leasehold

Lease: 125 years from 1987

Maintenance charge: £118 per month

Maintenance review period: Annually

Ground rent: Peppercorn

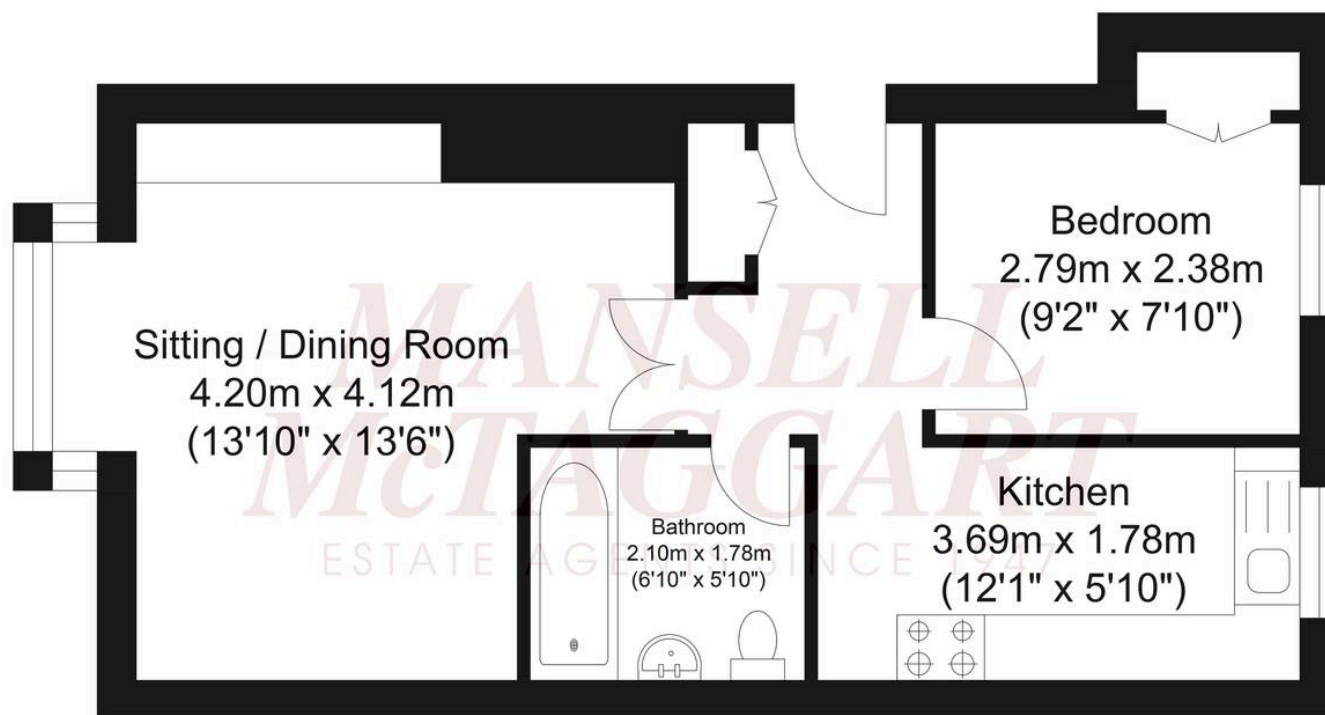
Managing agents: Concept Property Management



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.







First Floor  
Approximate Floor Area  
429.48 sq ft  
(39.90 sq m)

Approximate Gross Internal Area = 39.90 sq m / 429.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

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