



12 Slets Road
 Broadbridge Heath, Horsham RH12 3NL
 £220,000 Leasehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

12 Sleets Road, Broadbridge Heath, Horsham RH12 3NL

A bright and spacious, two double bedroom top floor flat, located in a quiet cul-de-sac in the popular village of Broadbridge Heath on the outskirts of Horsham. Positioned on the top floor of a purpose-built block, this bright and generously proportioned two double bedroom apartment offers a superb opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a convenient location. The accommodation includes a welcoming entrance hall with two large storage cupboards, a spacious dual-aspect sitting room, and a well-equipped kitchen with ample storage and worktop space, two double bedrooms, each with fitted wardrobes, and a bathroom with a separate WC. The property is heated by a gas fired central heating system, is double glazed throughout, and enjoys a pleasant outlook over the communal gardens.

LOCATION: Broadbridge Heath has a wide range of amenities, including a village primary school, post office, public house, churches, bus routes and nearby Tesco superstore. There is also a village club, sports centre, tennis, cricket and football clubs as well as access to open countryside, The Downs Link and Warnham Nature Reserve. Just 30 miles from London and 20 miles from the Sussex coast, its close proximity to the A24, M23 and M25 ensures fast connections to London, Brighton, Crawley and other popular destinations.

Entrance Hall

A spacious and welcoming entrance hall with a fitted coir mat and doors to all rooms. There is a large storage cupboard housing the electricity fuse board and meter, as well as a separate airing cupboard with shelving and a hot water tank. Radiator.

Sitting Room

A wonderfully bright and airy dual-aspect sitting room, with windows to the front and side providing excellent natural light. There are two radiators, a BT line, and a satellite connection point. Door to:

Kitchen

Fitted with a range of eye and base level cabinets with contrasting worktops, the kitchen features a stainless steel one-and-a-half bowl sink and drainer with mixer tap, a corner electric oven with a four-burner gas hob above, and a large walk-in pantry cupboard. There is also a further cupboard housing the Worcester Bosch conventional gas boiler, and additional space for a fridge and fridge freezer. Rear aspect window.

Bedroom 1

A generous double bedroom with a rear aspect window overlooking the communal gardens. Double fitted wardrobe and radiator.

Bedroom 2

A further spacious double bedroom with a front aspect window. Double fitted wardrobe and radiator.

Bathroom

Comprising a panel-enclosed bath with mixer tap and shower over, pedestal wash hand basin, tiled walls, radiator, and obscure glazed side aspect window.

Separate WC

Fitted with a low-level WC, radiator, and obscure glazed side aspect window.

OUTSIDE

Surrounding the property are communal lawn areas, and to the rear is a communal clothes drying area, where there is also a storage shed for this flat.

Additional Information

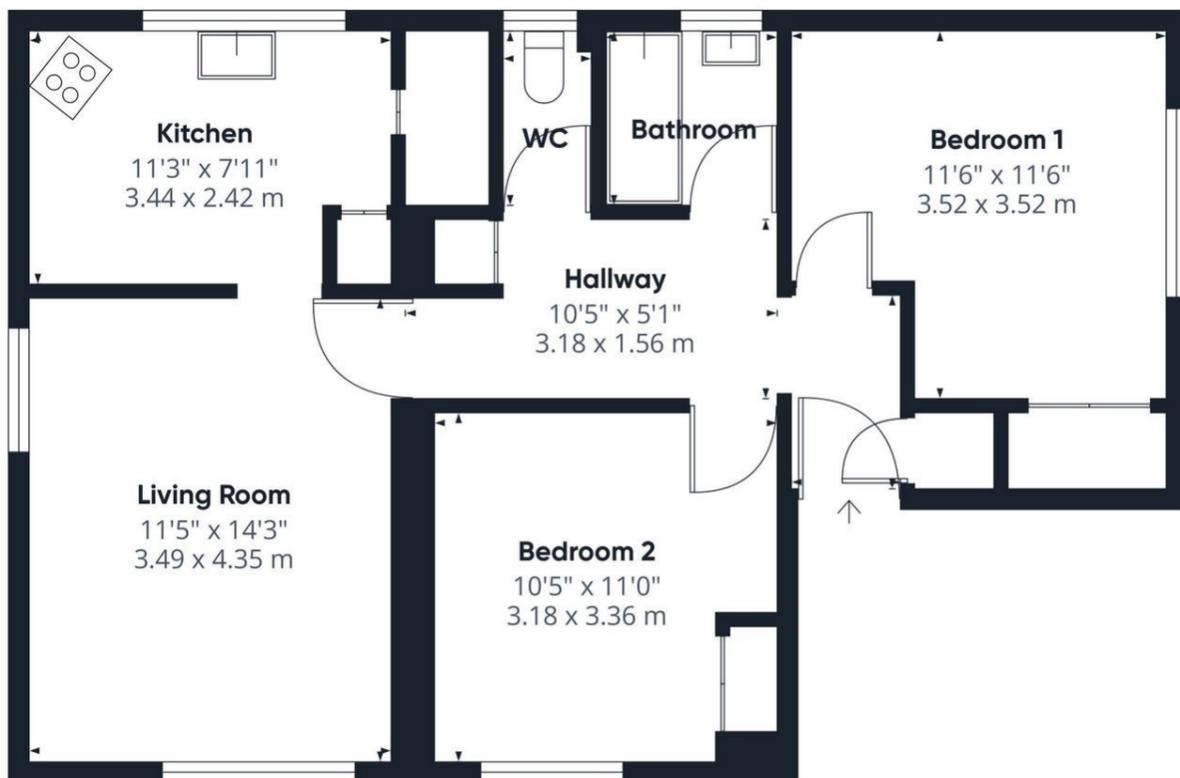
Lease Length - The incoming purchaser will benefit from a newly extended lease of 181 years.
 Service Charge - £1387 for the current year
 Ground Rent - £10.00 pa

Council Tax Band - B

Agent's Notes: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

Ref: 25/5845/08/08rev26/10/02



Approximate total area⁽¹⁾
 634 ft²
 59 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		
B	81-90		
C	71-80		
D	61-70	72	72
E	51-60		
F	41-50		
G	31-40		
Not energy efficient - higher running costs			

England & Wales
 EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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