



78 Corsletts Avenue
Broadbridge Heath, West Sussex, RH12 3NZ
Guide Price £360,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A three bedroom mid-terrace family home located in Broadbridge Heath village, close to shops, schools, sporting facilities and transport links. Offering scope for improvement and potential to extend (s.t.p.p), the accommodation in brief comprises an entrance hall, a dual aspect sitting/dining room, a fitted kitchen, three bedrooms, and a family bathroom. Outside, the block paved driveway provides off road parking for three cars, and to the rear is a low maintenance garden with is mainly paved creating a perfect outdoor entertaining space. A timber gate leads to a block of garages, one of which comes with the property. No onward chain.

LOCATION: Broadbridge Heath, located approximately two miles to the west of Horsham, has an array 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. The nearby market town of Horsham has a wider range of amenities including a main line station with direct services to London taking under an hour, primary and secondary schools, further sports and leisure facilities and a wide range of shops and restaurants. There are excellent road links to the coast, London and adjoining counties with the nearby A23, A24 & A281 providing links to the M23, M25 & A27.

The accommodation comprises:

A covered entrance with two external cupboards, one housing the gas metre. A front door opens to the entrance hall.

Entrance Hall

A practical and welcoming entrance hall with a radiator, doors leading to the kitchen and sitting room, and stairs rising to the first floor.

Sitting Room

A bright and spacious dual-aspect sitting room featuring a front aspect window with plantation shutters and rear aspect sliding doors opening onto the garden. The room benefits from two radiators and a characterful gas fireplace with exposed brick surround, and there is an opening to the kitchen.

Kitchen

Fitted with a range of eye and base level cabinets and drawers, the kitchen includes a stainless steel sink with drainer and mixer tap, an integrated electric oven, five-burner gas hob with extractor hood over, and space and plumbing for both a washing machine and dishwasher. There is additional space for a low-level fridge/freezer, an under-stairs storage cupboard, and a wall-mounted Worcester Bosch gas-fired boiler. A door provides access to the rear garden.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing, where there are doors to all rooms and a loft hatch with drop-down ladder. The loft has been boarded, carpeted, lined and painted, creating excellent additional storage space and offering potential for conversion, subject to the usual consents.

Bedroom One

A generously sized double bedroom with a full-height front aspect window allowing for plenty of natural light, along with a radiator and ceiling fan.

Bedroom Two

A further double bedroom with a full-height rear aspect window, radiator, and ceiling fan.

Bedroom Three

A single bedroom with a rear aspect window fitted with plantation shutters, a radiator, and a useful storage cupboard.

Bathroom

Fitted with a white suite comprising a panel-enclosed bath with mixer tap and shower over, low-level WC, pedestal wash hand basin, radiator, and an obscured rear aspect window.

Outside

To the front, there is a block paved driveway providing off road parking for three cars.

To the rear, there is a low maintenance garden which is mainly paved with raised border planting, and a timber gate which leads to a block of garages. The single garage has an up-and-over door and is located in the middle of the left hand block.

Council Tax Band - C

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.

