Newbridge Close, Broadbridge Heath, West Sussex, RH12 3TN

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£195,000

Positioned in a sought-after residential road in Broadbridge Heath, this well-placed ground floor apartment offers an appealing balance of peaceful village surroundings and easy access to the vibrant heart of Horsham. Just a short distance away, Horsham town centre provides a lively mix of independent boutiques, familiar high-street retailers, and an excellent selection of cafés, restaurants and bars - ideal for both day-to-day living and weekend enjoyment.

Broadbridge Heath itself has a welcoming community feel, with a range of local conveniences close by. Residents can enjoy the ease of a nearby One Stop shop, the ever-popular Shelley Arms pub, and a large Tesco Extra, all within comfortable reach. For those who value an active lifestyle, the area is also home to open green spaces and the well-regarded Broadbridge Heath Leisure Centre. The location is particularly attractive for commuters, with the A24 offering straightforward routes to the M23 and onward to Gatwick Airport, making travel for both work and leisure simple and efficient.

Internally, the apartment presents a fantastic opportunity for buyers to update and personalise to their own taste. Offered with no onward chain and vacant possession, the property is ready for immediate occupation while still allowing scope for modernisation. A welcoming hallway leads through to a generously sized living and dining area, filled with natural light and providing a versatile space for both relaxing and entertaining. The separate kitchen is well-equipped with a range of wall and base units, fitted oven, hob and extractor, along with space for additional appliances.

The principal bedroom benefits from a dedicated dressing area complete with fitted wardrobes and a vanity unit, while the second bedroom is a comfortable single, also featuring built-in storage. The bathroom is fitted in a contemporary style, with tiled walls, a bath with electric shower over, and an airing cupboard housing the immersion tank.

Externally, the property is surrounded by well-kept communal gardens, creating an attractive and pleasant setting. There is also the advantage of an allocated parking space, in addition to visitor parking for guests. With a share of the freehold included, this property represents an excellent opportunity to enjoy village living without compromising on convenience.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 10'06" x 18'02" (3.20m x 5.54m)

KITCHEN 7'06" x 8'02" (2.29m x 2.49m)

BEDROOM ONE 8'04" x 11'0" (2.54m x 3.35m)

BEDROOM TWO 5'09" x 11'0" (1.75m x 3.35m)

DRESSING AREA 4'09" x 6'03" (1.45m x 1.91m)

BATHROOM 7'09" x 6'08" (2.36m x 2.03m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

VISITOR PARKING

OUTGOINGS

LEASE LENGTH: 86 YEARS

SERVICE CHARGE: £1,440.44 PER ANNUM

GROUND RENT: NONE PAYABLE

NO ONWARD CHAIN

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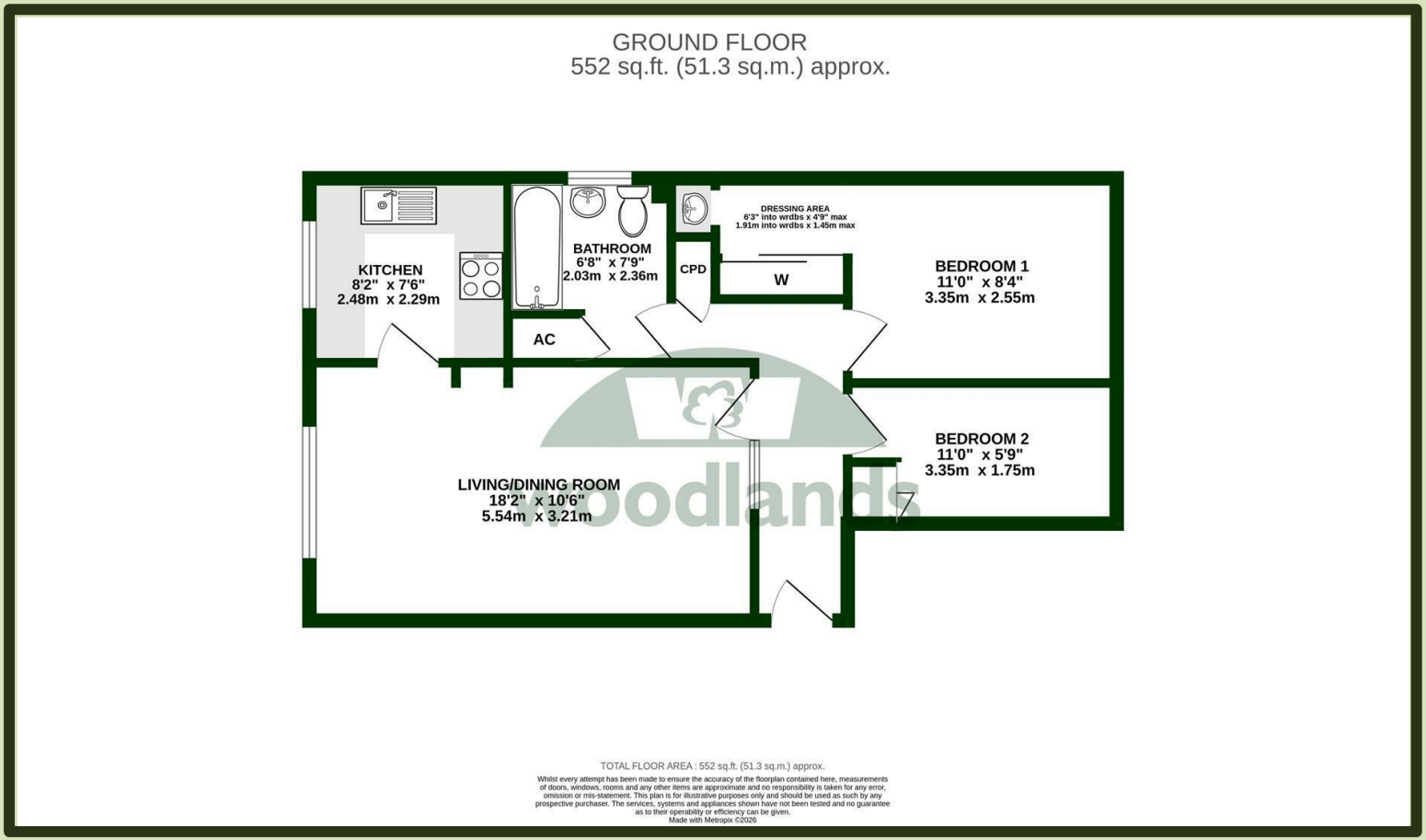


LOCATION: Broadbridge Heath is a village to the west of Horsham and offers a good range of local facilities and amenities including Tesco superstore, sports centre with gym, post office and convenience store, pub and school. The location offers great access for Horsham with a vast array of shops and mainline station to London. Alternatively Christ Hospital with its mainline station is less than a 10 minute drive. Broadbridge Heath also offers great road links for the A24, A29, A264 and A281 to Guildford.

DIRECTIONS: From Horsham town centre follow the Albion Way over the roundabout and across the first set of traffic lights. At the second set of lights turn right into Bishopric and continue along this road heading out of town. At the Tanbridge House School roundabout go straight ahead and up Farthings Hill. At the next flyover roundabout take the third exit into Broadbridge Heath village. Continue along this road and through the village passing the garage on the right hand side. Turn right into Charrington Way and Newbridge Close is the first turning on the left.

COUNCIL TAX: Band C.

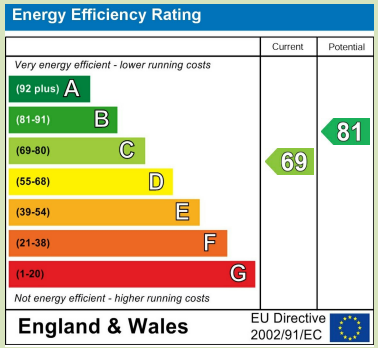
EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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