Brock Taylor.

Sales.

Kingsmead Place,
Broadbridge Heath, RH12 3TA

Asking Price
£245,000

Kingsmead Place,
Broadbridge Heath, RH12 3TA

1 1 1

An inviting one bedroom house that offers an appealing alternative to apartment living, with accommodation arranged over two floors and a layout that makes good use of the available space. The ground floor provides a living and dining area with room to relax, entertain and work from home, creating a versatile everyday living space. The adjoining kitchen is positioned conveniently for both day-to-day use and entertaining.

Upstairs, the bedroom offers space for a full range of bedroom furniture, while the bathroom completes the first-floor accommodation. The overall layout gives the home a greater sense of separation and privacy than many one bedroom apartments, while retaining the low-maintenance appeal that makes this style of property so popular.

This would make an attractive purchase for a first-time buyer, professional, downsizer or investor looking for a freehold-style home in a location. With transport links, amenities and Horsham within easy reach, the property combines practical living with a location that should continue to appeal to a broad range of buyers. Its manageable proportions should also appeal to buyers who want the independence of a house without taking on unnecessary space, making it an easy home to settle into, personalise and enjoy from the outset.

Buses
2 minute walk

Shops
One Stop
4 minute walk

Trains
Horsham
2.6 miles

Sport & Leisures
The Bridge
0.8 miles

Rental Income
£tbc pcm

Schools
Shelley Primary
Tanbridge House

Fibre Broadband
Up to 1600 Mbps

Roads
M23
9.2 miles

Council Tax
Band B

OUTSIDE
Outside, the property benefits from a setting that complements the low-maintenance nature, making it particularly well suited to buyers who want outdoor space and convenience without the upkeep associated with a larger property. The surrounding development has an established residential feel, with pedestrian routes providing easy access around the area. Parking is available within the development, subject to the property's specific allocation or arrangements, while Broadbridge Heath's amenities are close at hand. The location also offers access towards Horsham, the A24 and A264, making the property positioned for commuters, first-time buyers and those wanting a practical base day to day.

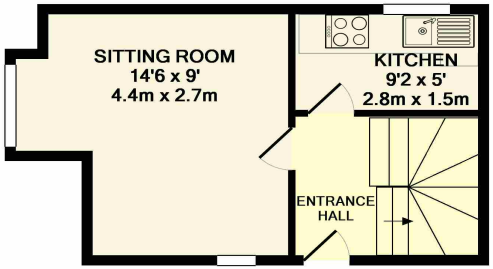
ADDITIONAL INFORMATION
Tenure: Freehold
Estate Charge: TBC

AGENTS NOTE
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/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

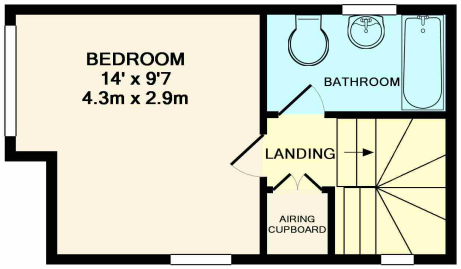
Viewing arrangements by appointment through:

Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk

UNITED KINGDOM PROPERTY AWARDS
AWARD WINNER
2022-2023



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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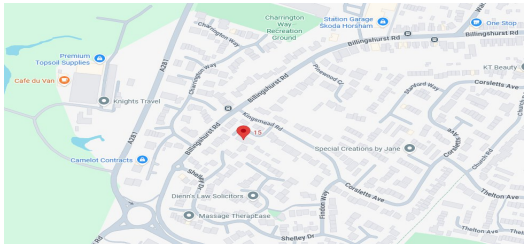
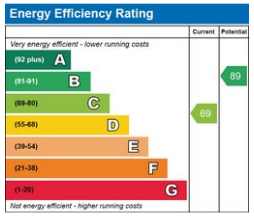
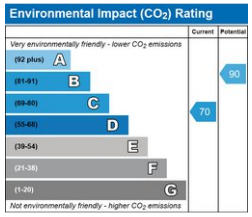
Map Location



EPC Rating





Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

Residential sales, lettings, land and new homes.

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