



21 Heydon Way, Broadbridge Heath, RH12 3GL



Located within the popular Wickhurst Green development in Broadbridge Heath, Heydon Way offers modern living in a convenient and highly sought-after setting. Broadbridge Heath benefits from excellent local amenities including a Tesco Extra, leisure facilities, schools and village services, whilst Horsham town centre is just a short distance away with its extensive range of shops, restaurants and cafés. The town also offers an Everyman Cinema, The Capitol Theatre and a twice-weekly market. The area is particularly popular with families and commuters, offering easy access to Horsham railway station, the A24 and A264 road networks, and well-regarded local schools. Residents also enjoy nearby countryside walks, cycle routes and open green spaces, providing the perfect balance between town convenience and outdoor living.

The property is set within a quiet close, within this popular development enjoying pleasant open aspects to the front and rear. The property has its own front door and entrance hall, which leads via stairs to a spacious living room featuring double doors opening to a Juliet balcony, together with an open-plan modern fitted kitchen incorporating integrated appliances. An inner hallway leads to two bedrooms, the principal bedroom benefiting from double doors opening onto a private balcony, and a modern white bathroom suite. Externally, there is a useful storage cupboard, private residents' parking and a large garage, with an up and over door.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 125 Years from & including 1 April 2014
 Service Charge: £59.24 per month
 Service Charge Review Period: tbc
 Ground Rent: £12.50 per month
 Ground Rent Review Period: tbc

AGENTS NOTE

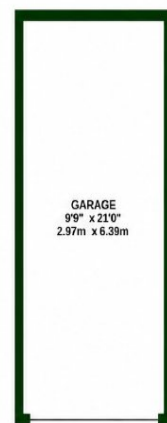
We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal

Viewing arrangements by appointment through:

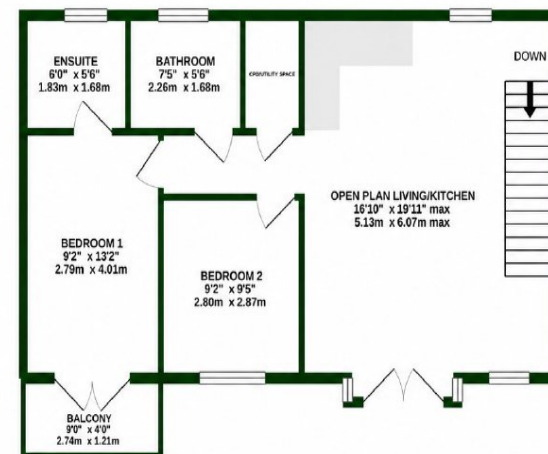
Brock Taylor
 01403 272022
horshamsales@broctaylor.co.uk



GROUND FLOOR

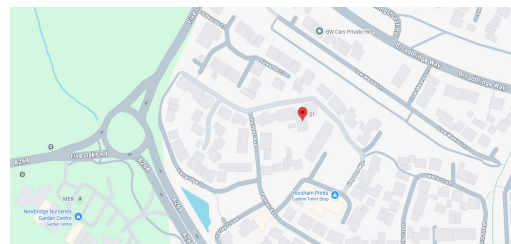


1ST FLOOR

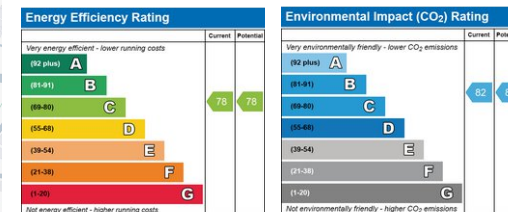


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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 Buses 6 minute walk	 Shops Co-op Food 7 minute walk	 Trains Horsham 2.5 miles
 Sport & Leisures The Bridge 15 minute walk	 Rental Income £tbc pcm	 Schools Shelley Primary Tanbridge House
 Fibre Broadband Up to 2000 Mbps	 Roads M23 8.2 miles	 Council Tax Band C