



121 Charrington Way, Broadbridge Heath

Guide Price £325,000


Henry Adams
estate agents

121 Charrington Way

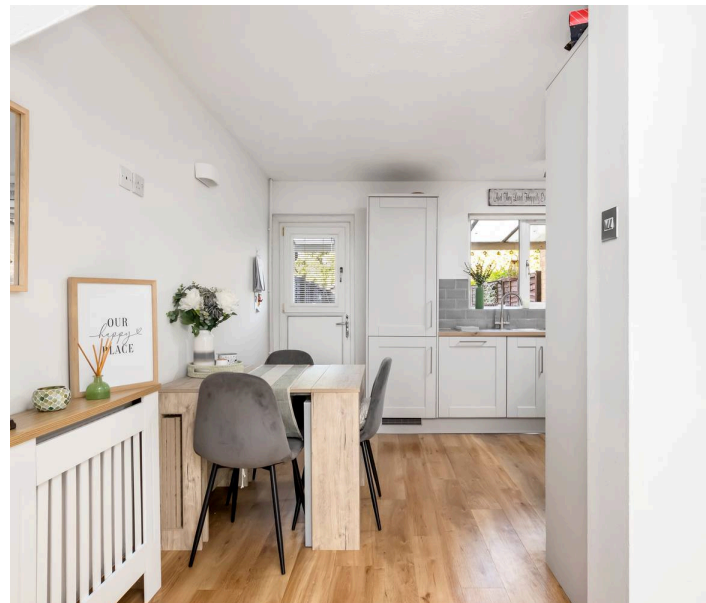
Broadbridge Heath, Horsham

Situated in the sought-after village of Broadbridge Heath, this well-presented two-bedroom mid-terraced freehold home offers a wonderful blend of modern living, practical space and a convenient location.

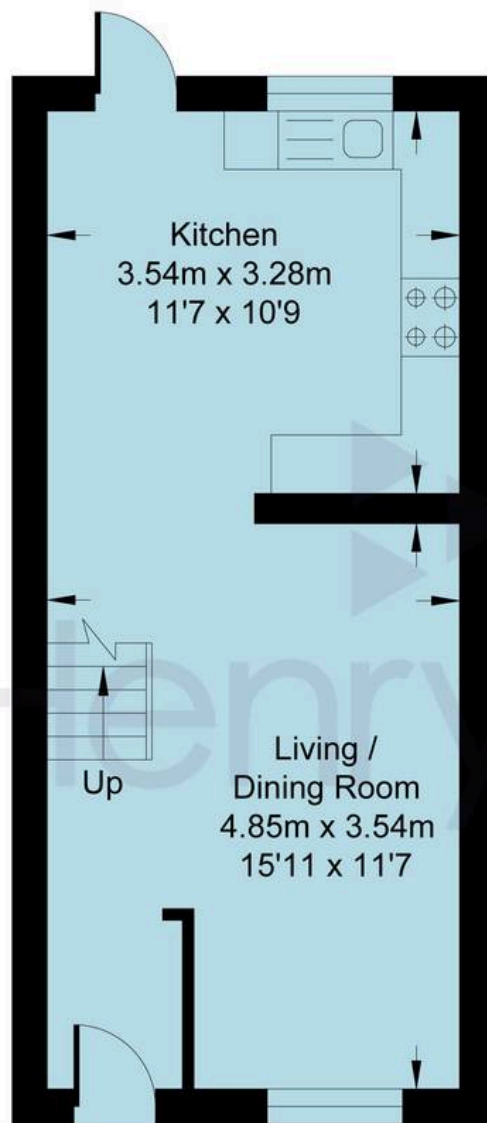
The property features a spacious, contemporary kitchen with ample storage and plenty of room for dining, complemented by direct access to the rear garden. The bright and welcoming living room provides a comfortable setting for relaxing or entertaining, creating an inviting atmosphere throughout the ground floor.

Upstairs, the principal bedroom benefits from fitted wardrobes, while the second bedroom offers a useful storage cupboard. The accommodation is completed by a modern white bathroom suite, featuring a shower over the bath for added convenience.

Externally, the property benefits from off-road parking to the front, while the attractive rear garden offers a patio area ideal for outdoor dining, entertaining or enjoying a quiet morning coffee. Backing onto open green space and not overlooked by neighbouring properties, the garden enjoys a pleasant sense of privacy and tranquillity. Easy to maintain, it provides an ideal outdoor retreat for relaxing and enjoying the warmer months.







GROUND FLOOR



FIRST FLOOR

Charrington Way

Approximate Internal Area = 639 sq ft / 59.40 sq m

For identification only - not to scale



Ideally positioned for a range of local amenities, the property is within easy reach of shops, a leisure centre and local schools, making it an excellent choice for first-time buyers, young families and professionals alike.

Combining well-proportioned accommodation, a private-feeling garden and a convenient village setting, this appealing home is an excellent opportunity for those seeking comfortable and modern living.

Broadbridge Heath itself offers Newbridge Garden Centre, a post office, hairdressers, pub and primary school. Tesco is nearby and there is a bus service taking you into Horsham. Leisure facilities locally are excellent. Broadbridge Heath has a sports centre which has a full sized athletics arena and in the other direction is Slinfold Country Club with its health suite and spa.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. . You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.