



8 Thompson Road, Broadbridge Heath

Guide Price **£285,000**


Henry Adams
estate agents

8 Thompson Road

Broadbridge Heath, Horsham

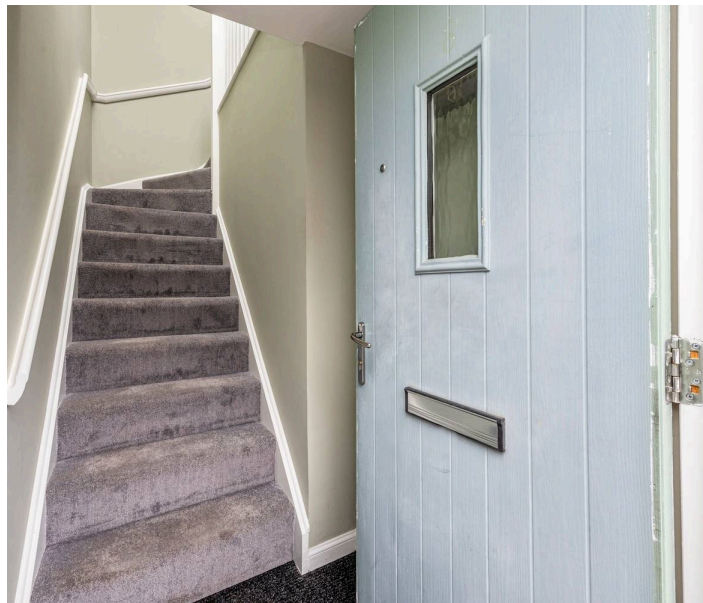
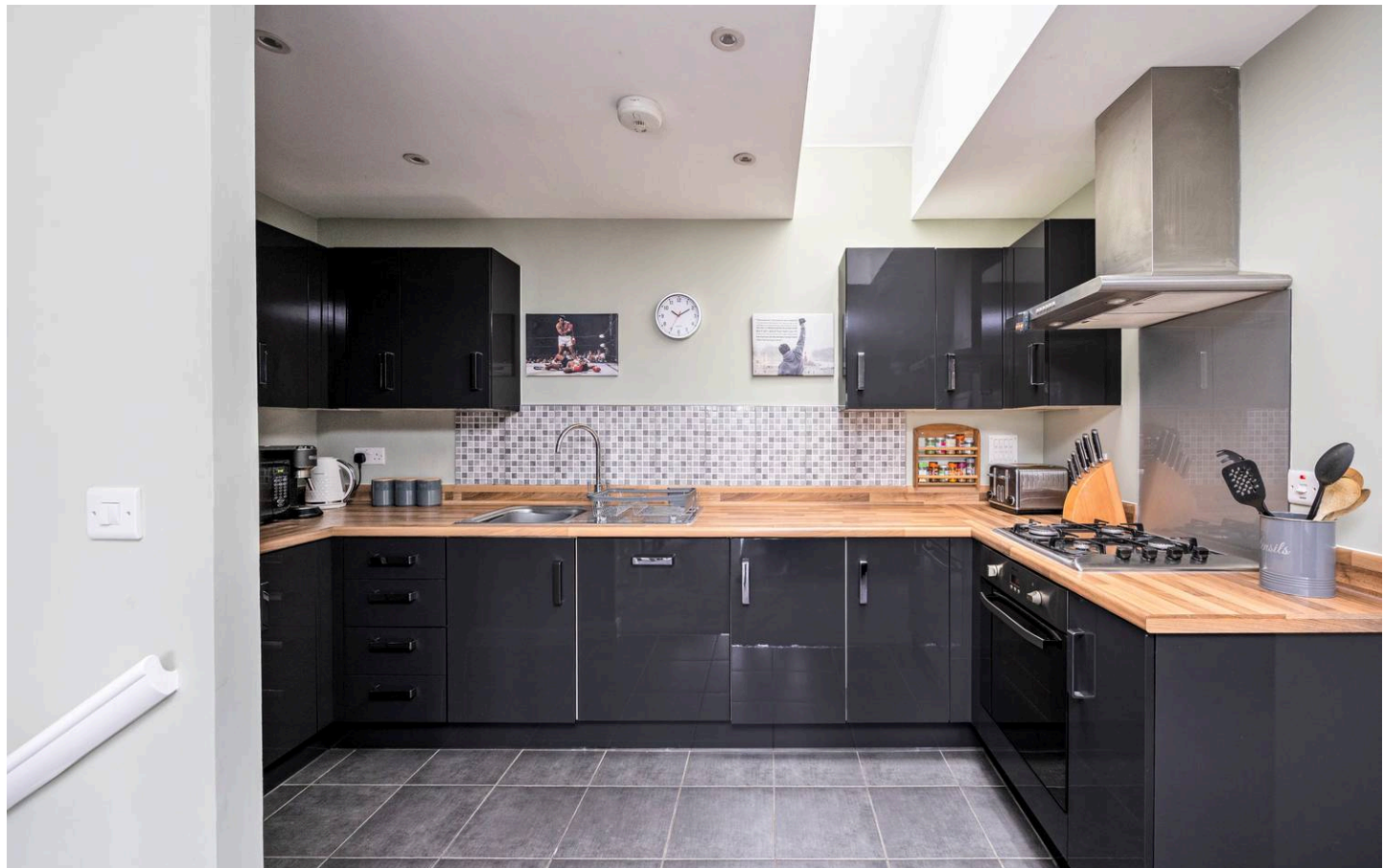
This well-presented two-bedroom detached coach house is situated on the sought-after Wickhurst Green development, offering a superb blend of modern living, convenience and low-maintenance living.

The property features two spacious double bedrooms, providing comfortable accommodation for professionals, couples or small families. The bright and airy open-plan kitchen and living room creates a welcoming space that is ideal for both entertaining and relaxing. The lounge benefits from a **balcony**, allowing plenty of natural light into the room while offering a pleasant outlook over the surrounding area.

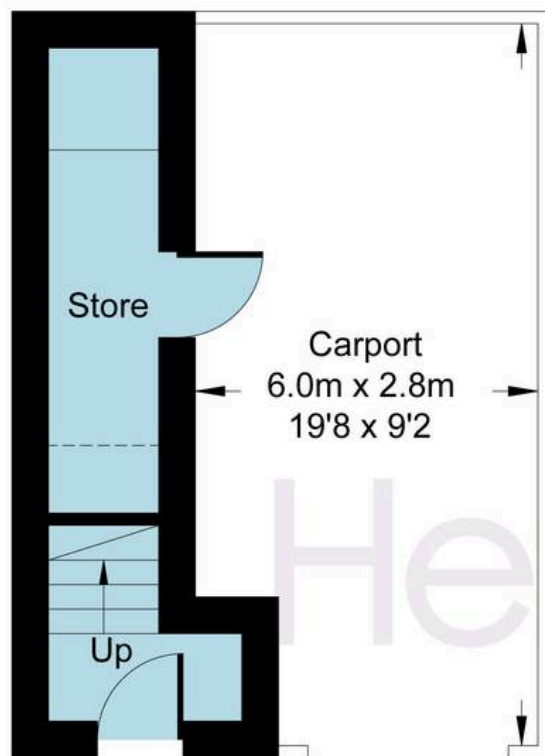
The property also benefits from a modern bathroom, gas central heating and double glazing, ensuring a comfortable and practical home throughout.

Externally, the property offers a private car port with parking for two vehicles, providing excellent off-road parking. As a coach house, there is no private garden to maintain, making it an ideal choice for those looking for a low-maintenance lifestyle. Residents can enjoy the beautifully maintained communal areas, landscaped green spaces, nearby parks and walking trails.

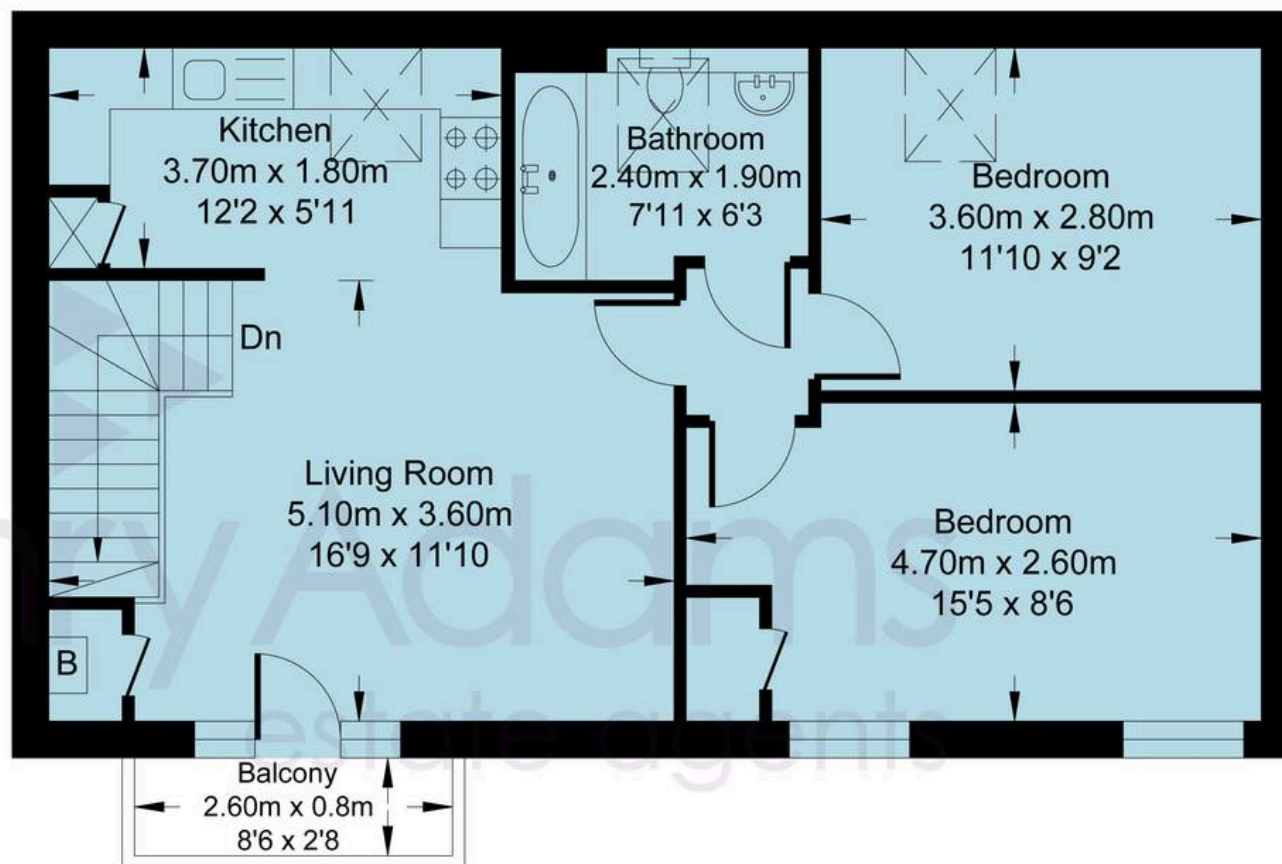
Offering a peaceful setting within a vibrant and well-connected community, this attractive detached coach house represents an excellent opportunity for anyone seeking a modern, spacious and easy-to-maintain home with exceptional parking.







GROUND FLOOR



FIRST FLOOR



Thompson Road

Approximate Internal Area = 645.18 sq ft / 59.94 sq m
For identification only - not to scale



Wickhurst Green is ideally positioned for access to a range of local amenities, including shops, schools and the nearby leisure centre. The development also provides convenient access to major transport links, making commuting to Horsham town centre and surrounding areas straightforward.

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.

Agent note - Service charge £800.00 approx per annum

Lease length 999 yrs from March 2015

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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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.