

2 Kingsmead Place, Broadbridge Heath, Horsham, RH12 3TA

Guide Price £250,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Freehold

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

A neatly presented and recently refurbished one-bedroom freehold house, situated in a quiet residential cul-de-sac in Broadbridge Heath village. Broadbridge Heath, located approximately two miles to the west of Horsham, has an array of amenities including a village primary school, post office, public house, churches, bus routes and nearby Tesco superstore. There is also a village club, sports centre, tennis, cricket and football clubs as well as access to open countryside, The Downs Link and Warnham Nature Reserve. The nearby market town of Horsham has a wider range of amenities including a main line station with direct services to London taking under an hour, primary and secondary schools, further sports and leisure facilities and a wide range of shops and restaurants. There are excellent road links to the coast, London and adjoining counties with the nearby A23, A24 & A281 providing links to the M23, M25 & A27. Offering excellent value for money, the property would suit first-time buyers, downsizers and investors alike. A gas fired boiler provides heating and hot water and the property is double glazed throughout. Offered to the market with the benefit no onward chain.

The accommodation comprises:

Entrance Hall
A useful entrance area with a radiator, fuse board, fitted entrance mat and understairs storage space. An opening leads to the kitchen, and a door opens to the living room.

Kitchen
Fitted with a range of eye and base level cabinets and drawers with complementary worktops over, incorporating a stainless steel sink and drainer with mixer tap. Space for a cooker with concealed extractor hood above and space for a fridge. Front aspect window.

Living Room
With a rear aspect window and radiator.

From the entrance hall, stairs rise to the first floor landing, with a front aspect window, airing cupboard, loft hatch and doors to the bedroom and shower room.

Bedroom
A good-sized double bedroom with a rear aspect window and radiator.

Shower Room
Fitted with a modern white suite comprising a shower cubicle with mixer shower and wall-mounted attachment, pedestal wash hand basin with mixer tap, and low-level WC with dual flush. Radiator, obscured front aspect window and extractor fan.

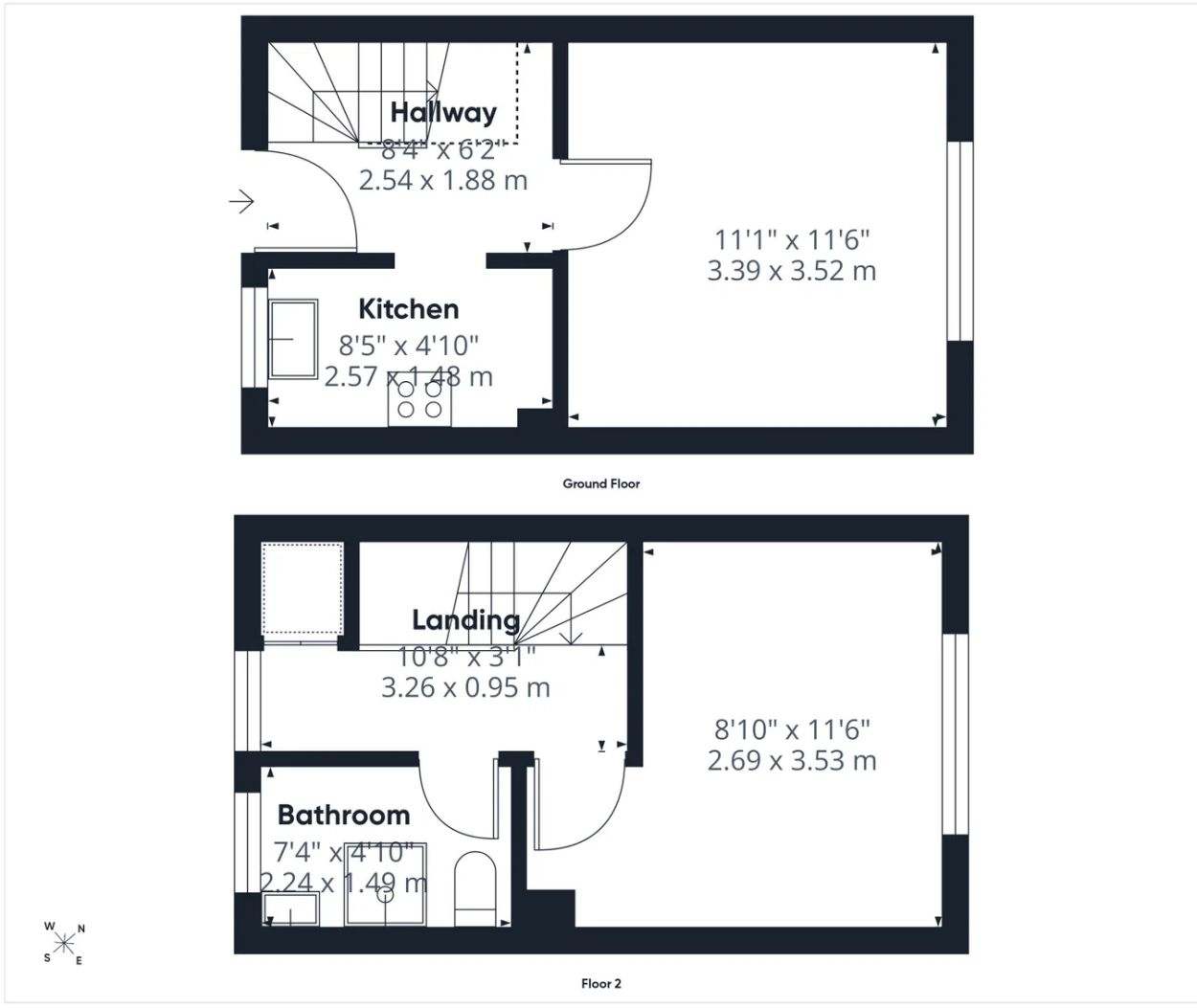
Outside
To the front of the property is an allocated parking space and a cupboard housing the meters.

Additional Information

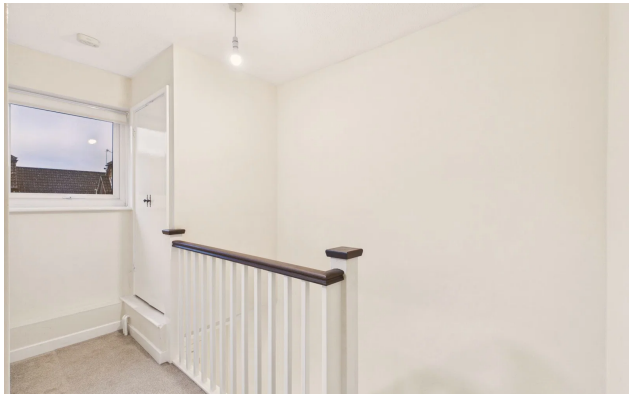
Council Tax Band	- B
EPC	- C

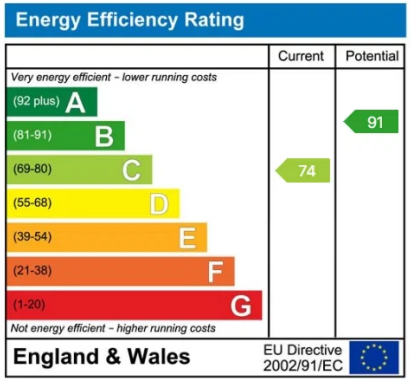
Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.
Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute's Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.









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