

Swann Way, Broadbridge Heath, West Sussex, RH12 3NQ

woodlands

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£150,000







Beautifully presented and ready to enjoy, this attractive ground floor apartment occupies a position within a popular and well-maintained development in Broadbridge Heath.

Recently refurbished to a lovely standard, the property offers bright, contemporary accommodation with a fresh, neutral finish throughout. Originally designed as a studio apartment, the layout has been creatively adapted to provide a separate bedroom from the living space. An entrance area with a generous storage cupboard leads through to the inviting living room, while the modern fitted kitchen and sleek bathroom add to the apartment's appeal. The well-presented bedroom benefits from a fitted mirrored wardrobe, providing useful built-in storage. Further features include modern electric heating and uPVC double-glazed windows, making this an appealing home for first-time buyers, downsizers or investors alike.

Outside, the development is surrounded by attractive, well-kept communal lawns, creating a pleasant setting to enjoy. The property also benefits from one allocated parking space, additional visitor parking and a recently constructed bicycle store, adding further convenience to everyday living.

Situated approximately two miles west of Horsham, Broadbridge Heath offers a fantastic range of local amenities, including a village shop and post office, public house, churches, clubs and regular bus services. Families will appreciate the excellent Shelley Primary School, while the Tesco superstore, additional shops and local sports centre provide plenty of everyday convenience. The wider amenities of Horsham town centre are close at hand, along with Tanbridge House School, which is within walking distance, and Horsham mainline railway station, offering direct services to London in just under an hour. For commuters and those travelling further afield, the nearby A281 and A24 provide excellent road connections. Combining stylishly updated interiors, practical parking and a convenient location, this is a wonderful opportunity to secure a well-presented home in a popular West Sussex setting.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 3'9" x 4'0" (1.14m x 1.22m)

LIVING ROOM 9'2" x 16'0" (2.79m x 4.88m)

KITCHEN 6'7" x 11'0" (2.01m x 3.35m)

BEDROOM 6'5" x 11'1" (1.96m x 3.38m)

BATHROOM 5'6" x 6'1" (1.68m x 1.85m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING

ADDITIONAL VISITOR PARKING

OUTGOINGS

LEASE TERM: 215 YEARS FROM 29TH SEPT 1985

LEASE LENGTH: 174 YEARS

SERVICE CHARGE: £834.50 PER ANNUM

GROUND RENT: PEPPERCORN

NO ONWARD CHAIN

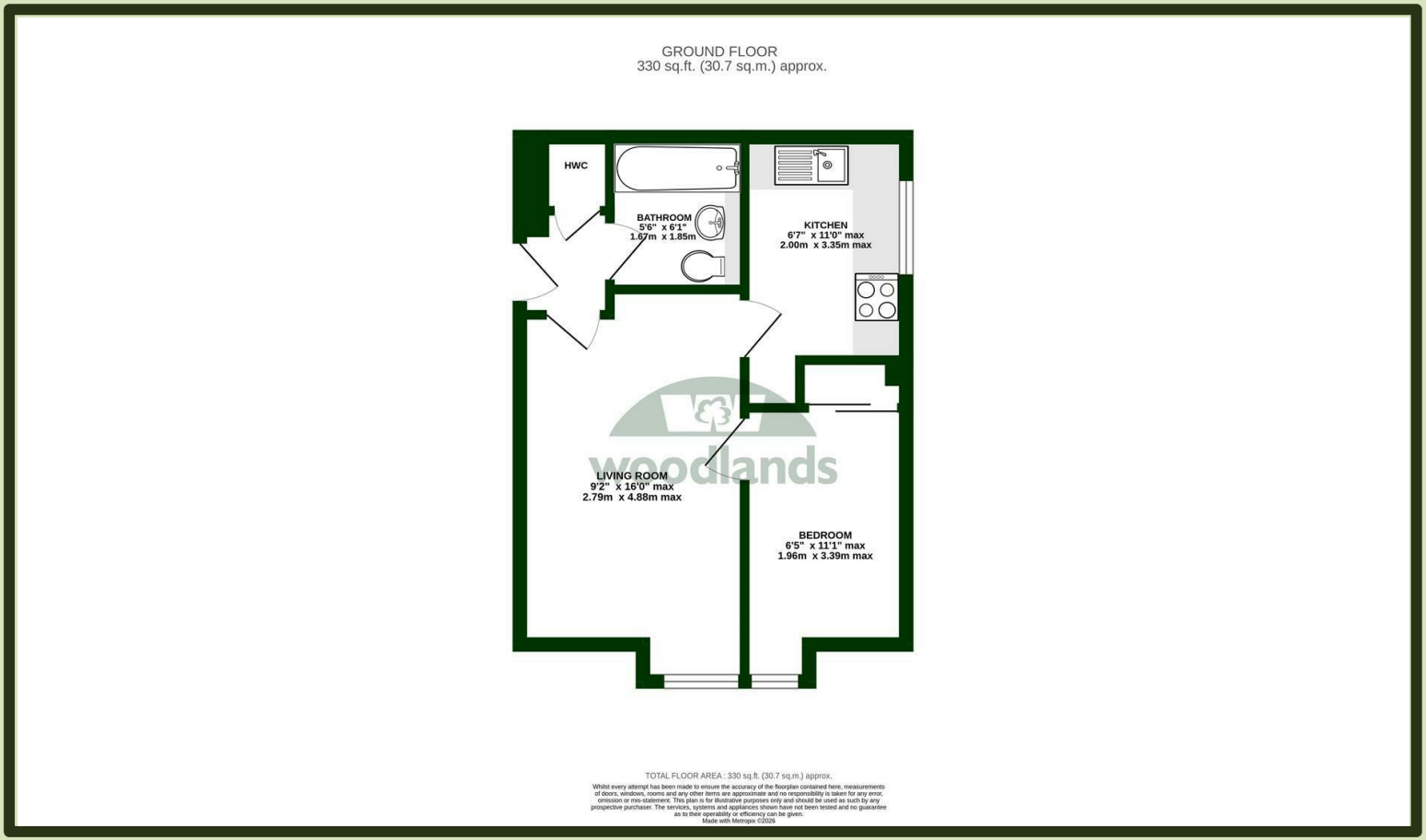
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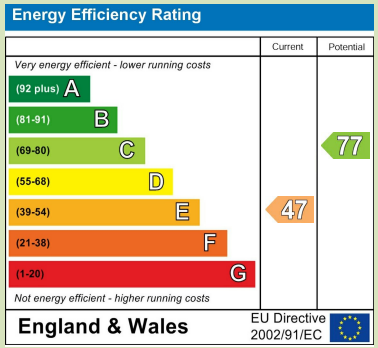
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LOCATION: Broadbridge Heath is a village to the west of Horsham and offers a good range of local facilities and amenities including Tesco superstore, sports centre with gym, post office and convenience store, pub and school. The location offers great access for Horsham with a vast array of shops and mainline station to London. Alternatively Christ Hospital with its mainline station is less than a 10 minute drive. Broadbridge Heath also offers great road links for the A24, A29, A264 and A281 to Guildford.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way, follow this road over one set of traffic lights and then turn right at the next set of lights into the Bishopric. Follow this road (A281) to the roundabout on the by-pass and take the third exit into Broadbridge Heath village. At the mini-roundabout take the exit on the left into Sleets Road and at the end of the road turn right into Swann Way.

COUNCIL TAX: Band B.

EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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

Image editing/enhancement: Some images may have been digitally enhanced using AI software to improve the lighting, exposure and overall presentation. The images are intended to provide a clear and appealing representation of the property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

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