



Sales.

Singleton Road,
Broadbridge Heath, RH12 3NP

Offers Over
£210,000



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This well-maintained one-bedroom first floor flat presents a fantastic opportunity for buyers seeking a move-in-ready home with the added benefit of outside space. Set in a quiet residential spot, the property offers generous proportions, electric heating, and a practical layout ideal for singles or couples. Inside, the flat comprises a spacious living/dining room with natural light, a separate kitchen with fitted units and space for appliances, a double bedroom, and a well-appointed bathroom with a clean, neutral finish. The flat enjoys plenty of storage options and has been kept in good condition throughout. Whether you're stepping onto the ladder or adding to a portfolio, this flat offers value, location and potential.

The property comes with a private enclosed garden, a real bonus for a flat at this level - ideal for enjoying the outdoors, relaxing, or hosting guests in warmer months. The garden is easily maintained and offers privacy with surrounding fencing. In addition, the flat includes an allocated off-road parking space, a highly desirable feature that enhances the appeal and functionality of the home. Set within a peaceful residential area, the home is well-suited to those seeking easy living with the added benefit of outdoor space and secure parking.



ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold
Lease Term: 125 Years from 1 January 1982
Service Charge: As & when needed

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 documentation relating to the above.

Total Approximate Floor Area

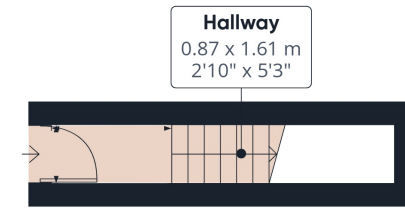
512 sq ft / 48 sq m

Viewing arrangements by appointment through :

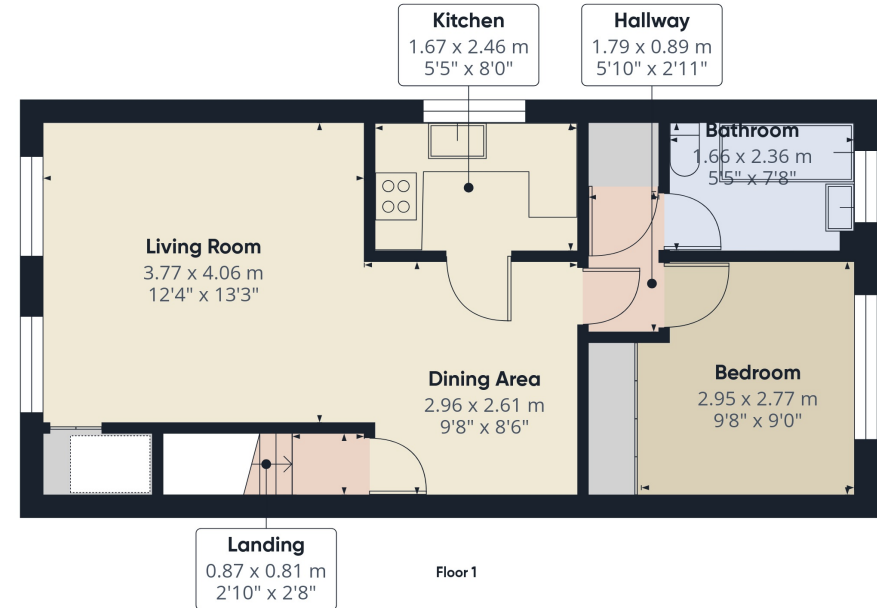
Brock Taylor
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 Buses 5 minute walk	 Shops Co-op Food 7 minute walk	 Trains Horsham 2.7 miles
 Sport & Leisure The Bridge Leisure Centre 15 minute walk	 Rental Income £1,100 pcm Rental Yield - 6%	 Schools Shelley Primary Tanbridge House
 Broadband Up to tbc Mbps	 Roads M23 8.8 miles	 Council Tax Band B

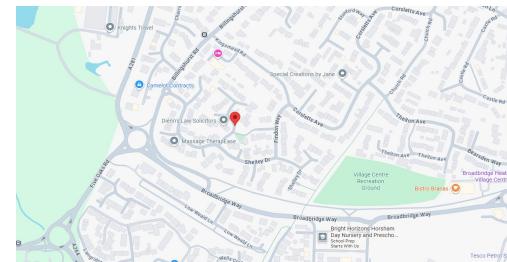


Ground Floor



Floor 1

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	60

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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