



Newbridge Close, Broadbridge Heath, West Sussex, RH12 3TN



woodlands



Tucked away on a desirable road in Broadbridge Heath, this beautifully presented ground-floor apartment combines the calm of village living with the convenience of being just minutes from Horsham's lively town centre. In Horsham, you'll find everything from boutique shops and popular high-street names to an excellent choice of restaurants, cafés, and bars - perfect for both everyday essentials and relaxed weekends out.

Life in Broadbridge Heath offers its own appeal, with everyday amenities close at hand. A One Stop convenience store, the friendly Shelley Arms pub, and a large Tesco Extra are all within walking distance. The village also caters well to those who enjoy an active lifestyle, boasting green open spaces and the popular Broadbridge Heath Leisure Centre.

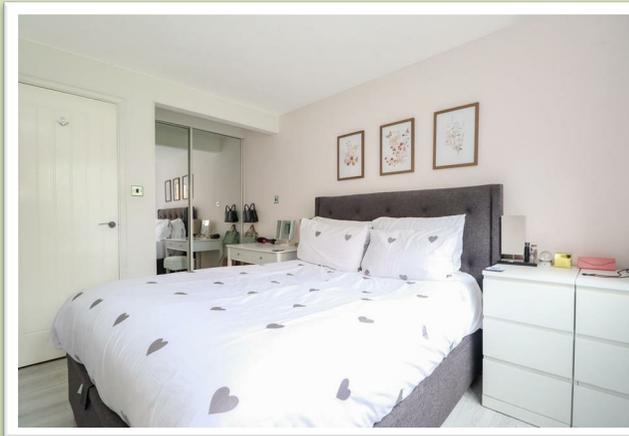
For commuters, the location is superb. The nearby A24 provides direct access north to the M23 and Gatwick Airport, making travel connections straightforward whether for work or leisure.

Inside, the property has been thoughtfully designed with a welcoming hallway that benefits from natural light from a glazed partition and useful storage space. The bright and spacious living/dining room sits at the heart of the home, finished in fresh neutral tones and offering plenty of room for both relaxing and entertaining. A separate modern kitchen features a good range of wall and base units, practical laminate flooring, and space for freestanding appliances.

The main bedroom enjoys its own dressing area with fitted mirrored wardrobes, while the second bedroom is a generous single, again with built-in storage. A contemporary bathroom, complete with tiled walls, an electric shower over the bath, LVT flooring, and a heated towel rail, adds to the home's stylish yet practical feel. An airing cupboard provides further storage solutions.

Outside, the building is set within neatly maintained communal gardens. The apartment comes with its own allocated parking space, as well as visitor bays for guests. Altogether, this is a superb opportunity to embrace a quieter village lifestyle while remaining close to the buzz of Horsham town.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**LIVING/DINING ROOM 18'03" x 10'06" (5.56m x 3.20m)**

**KITCHEN 8'02" x 7'07" (2.49m x 2.31m)**

**BEDROOM ONE 13'09" x 8'05" (4.19m x 2.57m)**

**WALK-IN WARDROBE AREA**

**BEDROOM TWO 11'0" x 5'09" (3.35m x 1.75m)**

**BATHROOM 6'08" x 7'09" (2.03m x 2.36m)**

**OUTSIDE**

**COMMUNAL GROUNDS**

**ALLOCATED PARKING**

**OUTGOINGS**

**LEASE LENGTH: 87 YEARS**

**SERVICE CHARGE: 01.04.25 TO 31.03.26 = £1,595.08**

**GROUND RENT: PEPPERCORN**

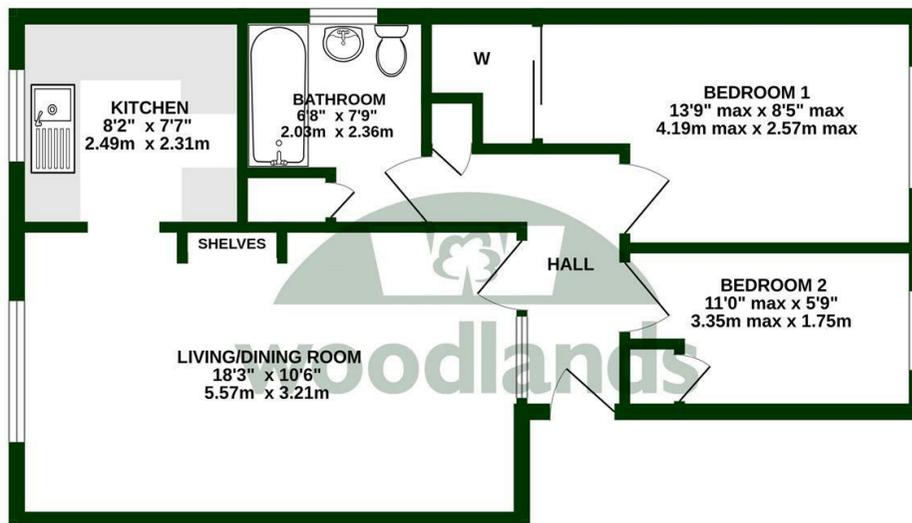


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GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 follow the Albion Way over the roundabout and across the first set of traffic lights. At the second set of lights turn right into Bishopric and continue along this road heading out of town. At the Tanbridge House School roundabout go straight ahead and up Farthings Hill. At the next flyover roundabout take the third exit into Broadbridge Heath village. Continue along this road and through the village passing the garage on the right hand side. Turn right into Charrington Way and Newbridge Close is the first turning on the left.

COUNCIL TAX: Band C.

EPC Rating: D.

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.

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 ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	