



Sales.

Mulberry Gardens,
Broadbridge Heath, RH12 3NH

Asking Price
£270,000



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The property offers spacious, well-planned accommodation arranged around a central hallway, complemented by attractive Karndens-style flooring. There is a generous living room featuring attractive full-height angled windows, with ample space for a large sofa and additional armchairs or a second sofa. The kitchen/diner has been refitted with a good range of contemporary floor and wall-mounted units, incorporating an integrated hob, oven, extractor and dishwasher, with further space for additional appliances as well as a table and chairs. The main bedroom is double aspect and features a refitted en suite shower room, with a vanity unit and chrome towel radiator. There is also a good-sized second bedroom, currently used as a study, and a modern refitted white bathroom suite featuring underfloor heating.

Furniture and appliances within the property are available by separate negotiation, allowing the property to be purchased fully furnished if desired, or offered with vacant possession.

The property is set within a small cul-de-sac, with unrestricted on-street parking, but also benefits from an allocated parking space, conveniently positioned to the rear of the building. In addition, there are areas of lawned communal gardens, predominantly set to the side of the building, alongside an additional area of lawn to the front, with a paved walkway and mature trees and shrubs.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 155 Years from & including 1st January 2003
 Service Charge: £2,353.92 per annum
 Service Charge Review Period: Annually
 Ground Rent: £225 per annum
 Ground Rent Review Period: Every 25 years (Next review 30 April 2028)

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.

Viewing arrangements by appointment through:

Brock Taylor
 01403 272022
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 Buses 2 minute walk	 Shops Budgens 3 minute walk	 Trains Horsham 1.9 miles
 Sport & Leisures The Bridge 15 minute walk	 Rental Income £1,700 pcm	 Schools Shelley Primary Tanbridge House
 Fibre Broadband Up to 1130 Mbps	 Roads M23 8.8 miles	 Council Tax Band D

Shower Room
1.68 x 1.79 m
5'6" x 5'10"

Bedroom 2
2.68 x 3.15 m
8'9" x 10'3"

Bedroom 1
3.25 x 3.15 m
10'8" x 10'4"

Bathroom
3.42 x 1.62 m
11'2" x 5'3"

Living Room
5.00 x 3.59 m
16'4" x 11'9"

Kitchen / Diner
3.99 x 2.96 m
13'0" x 9'8"

Hallway
1.22 x 4.85 m
4'0" x 15'11"

Approximate total area:
63.1 m²
679 ft²

(1) Excluding balconies and terraces

Calculations reference the BICSI IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			

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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