



46 Sullington Mead, Broadbridge Heath

Guide Price £230,000

46 Sullington Mead

Broadbridge Heath, Horsham

A delightful recently refurbished two bedroom, first floor maisonette which is located in a quiet cul-de-sac in Broadbridge Heath village. This property benefits from being centrally located means there are an array of amenities that the village offers including village shop/post office, public house as well as Shelley Primary School, Tesco superstore, additional shops, sports centre, churches, clubs and bus services within walking distance. The nearby town of Horsham has a wider range of amenities including Tanbridge House secondary school, which is within walking distance, and Horsham main line station with direct services to London in just under an hour. There are excellent road links with the A281 and A24 nearby. As the floorplan shows, the accommodation comprises sitting room, kitchen, double bedroom, further single bedroom and a shower room as well as a utility/store room. Outside to the front there is a private gated garden which is currently used for parking and could fit multiple cars and to the rear, the property has a raised planting border and an outside store.

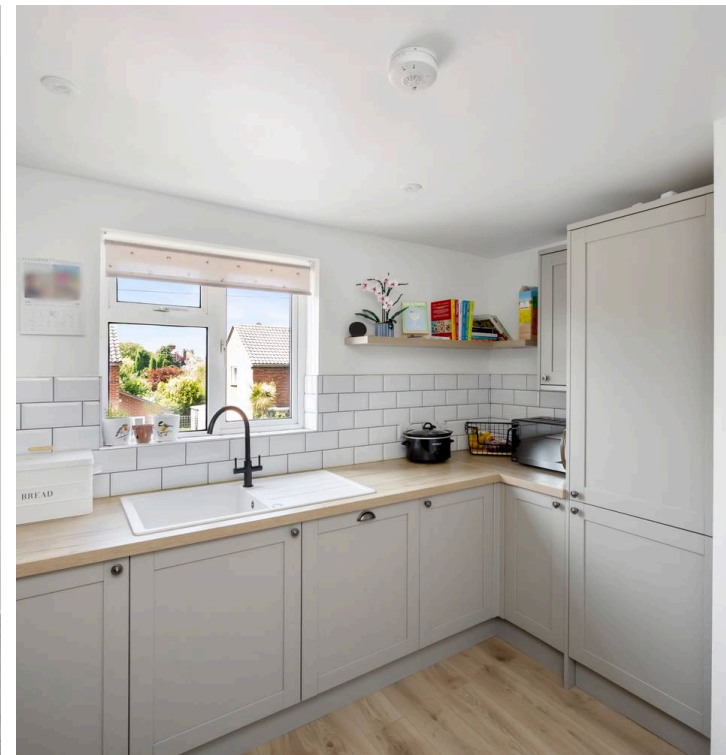
125 year Lease Granted in 1992 - 92 Years Remaining.
Annual Service Charge £627.76 approx. Annual Ground Rent £10 per annum. Managing Agent Saxon Weald 01403 226060.

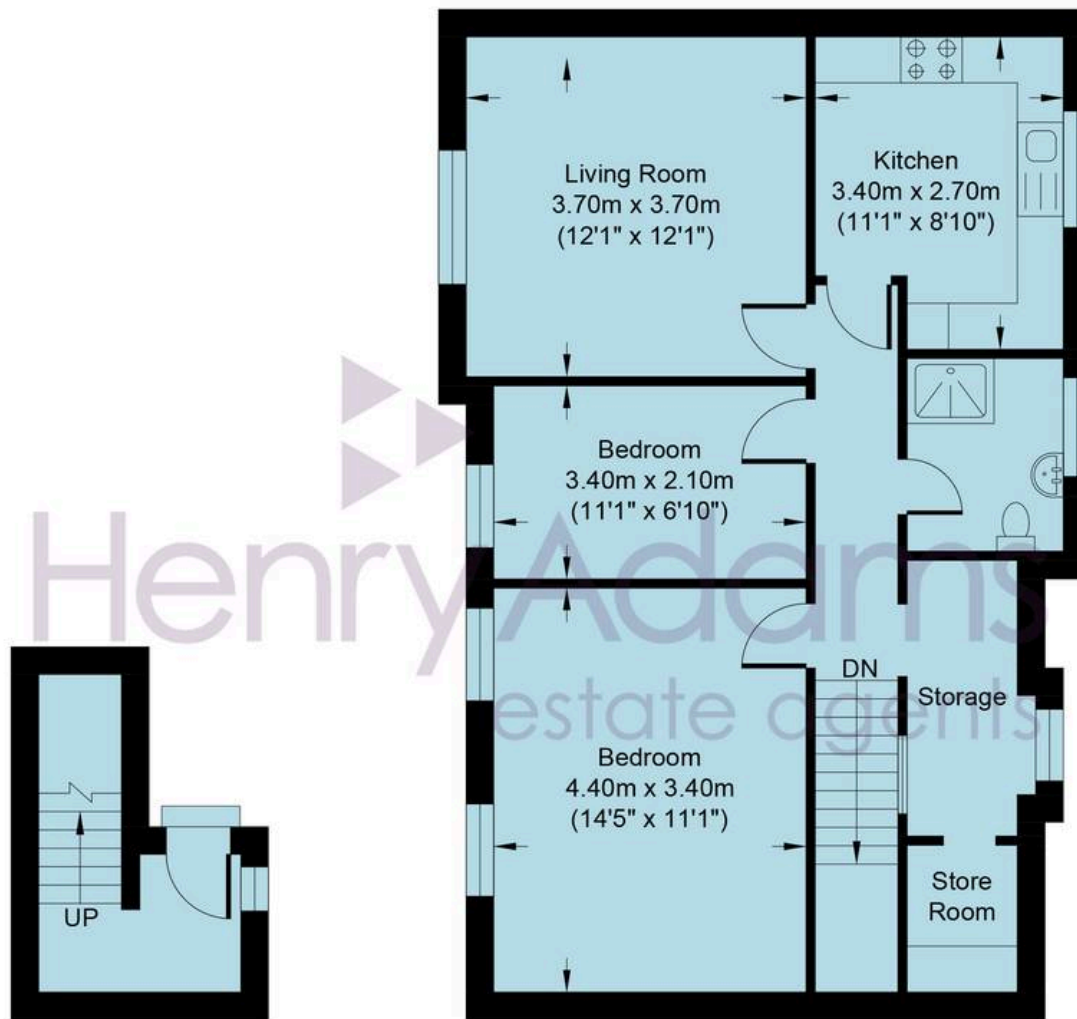
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR

FIRST FLOOR



Sullington Mead

Approximate Area = 737sq ft / 68.5 sq m
Total = 737 sq ft / 68.5 sq m
For identification only - not to scale



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.