



Cook Way, Broadbridge Heath, Horsham

Guide Price £325,000



## Cook Way, Broadbridge Heath, Horsham

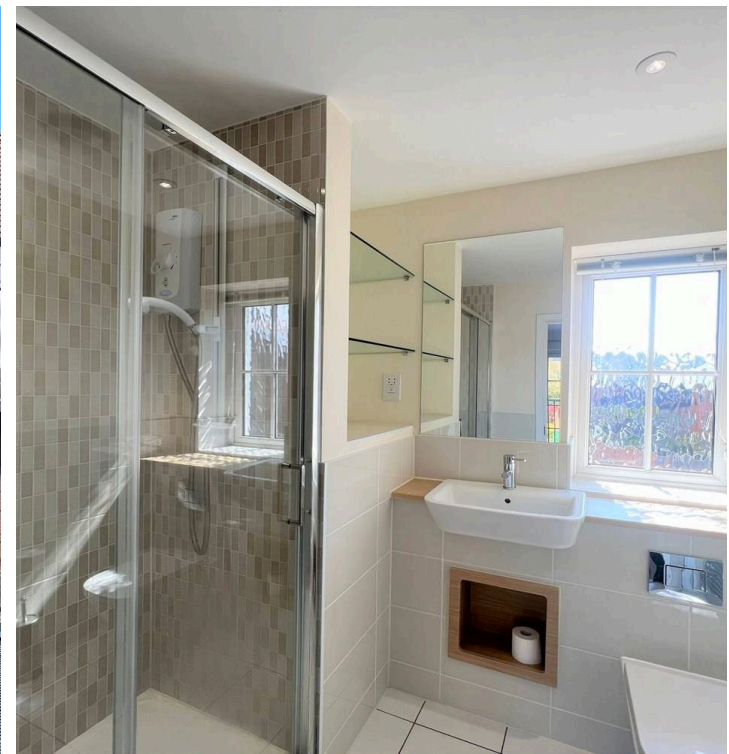
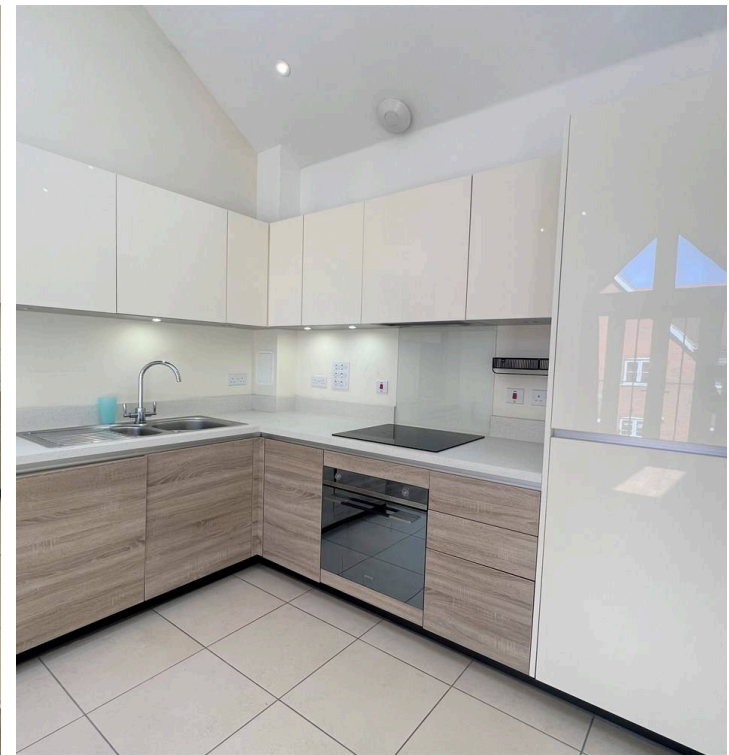
Situated within a quiet and discreet cul-de-sac position, this well presented two-bedroom, two-bathroom apartment is ideal for those seeking a perfect blend of modernity and comfort. Offering a spacious layout, this open-plan coach house style apartment boasts a contemporary design that is sure to captivate discerning buyers.

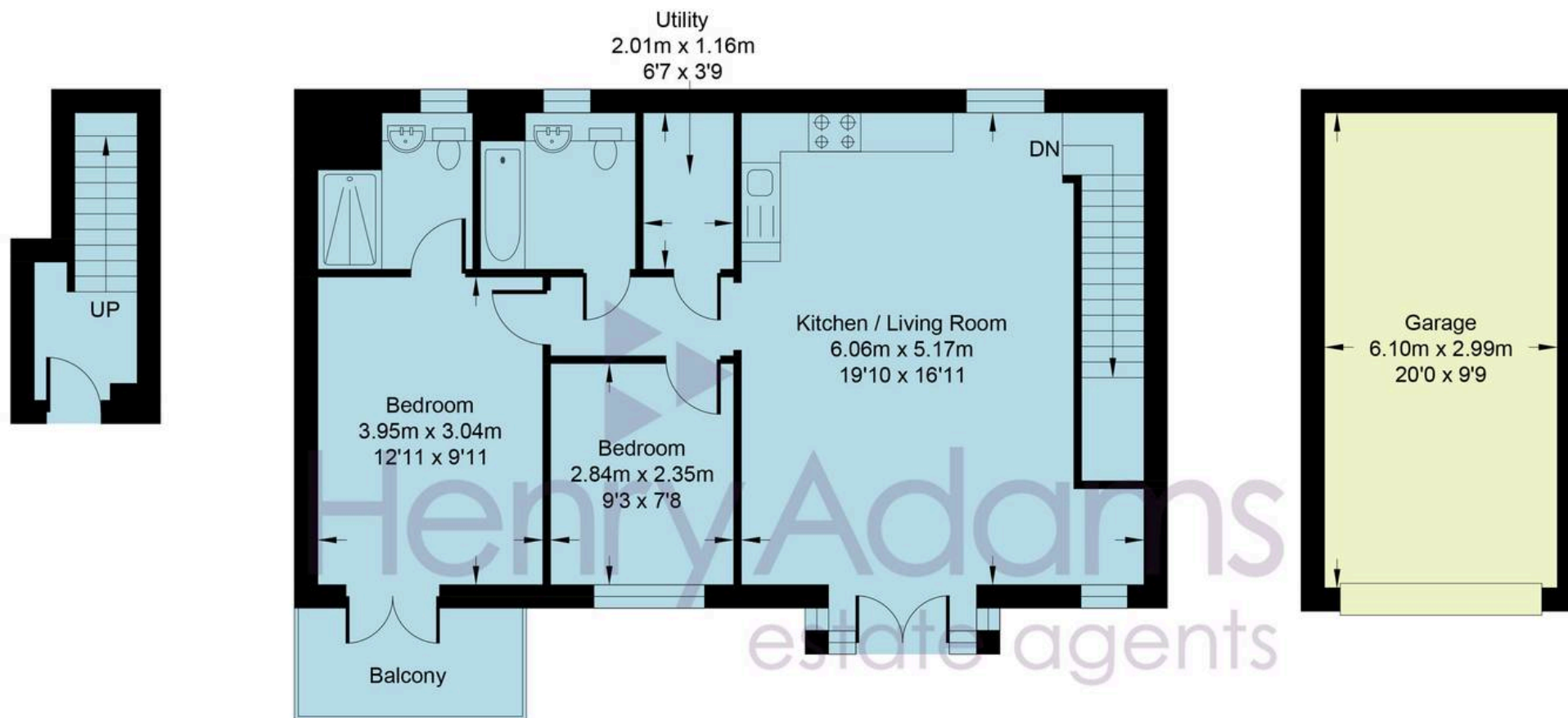
Upon entering the property; a personal stair case leads to the modern open-plan kitchen/living/dining room adorned with a vaulted ceiling that enhances the sense of space and airiness. This inviting area serves as the heart of the home, perfect for relaxing evenings and entertaining friends and family.

The main bedroom is complemented by an en-suite bathroom and also has access to a private balcony, offers a peaceful retreat for residents - ideal for evening drinks or morning coffee. The second bedroom provides flexibility, making it ideal for a variety of uses such as a guest room, home office, or personal sanctuary. Convenience is key with the driveway parking and garage, ensuring access for residents and their guests. The nearby countryside is within close proximity as well as green spaces, ideal for unwinding or outdoor activities.

There is also access to nearby Horsham Town Centre, where residents have access to an array of local amenities including shops, restaurants, and cultural attractions, ensuring a vibrant lifestyle at their doorstep. For commuters, the property offers easy access to Horsham Mainline Train Station, facilitating seamless travel to various destinations. Agents Note: Flying Freehold - 1X Garage beneath is leased on a peppercorn rent to neighbouring property. Service/Maintenance Charge of £574.00 Per Annum (approx...)

Council Tax band: C Tenure: Freehold EPC Rating: B





GROUND FLOOR

FIRST FLOOR

GARAGE



## Cook Way

Approximate Area = 746 sq ft / 69.3 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 942 sq ft / 87.5 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](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://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.