



Newbridge Close, Broadbridge Heath, RH12 3TN

Guide price £210,000 - £220,000

**MANSELL
McTAGGART**
Trusted since 1947

- 2 good sized bedrooms
- First floor apartment
- Built in 1987
- Greatly improved by the current seller
- Allocated parking space and ample visitor parking
- Communal gardens
- Close to transport links, shops and walks
- Ideal first time or investment purchase

A greatly improved 2 bedroom first floor apartment, built in 1987 with an allocated parking space and communal gardens.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





LEASE EXTENDED UPON COMPLETION. A well presented 2 bedroom first floor apartment, built in 1987 with an allocated parking space and communal gardens.

The property is situated on a popular development, within easy access of major transport links, shops and country walks.

The accommodation comprises: entrance hallway with intelligent storage, good sized sitting/dining room overlooking the communal gardens and kitchen refitted with an attractive range of units and space for appliances.

From the hallway there is access into the principal bedroom, further guest bedroom with fitted wardrobes and modern bathroom with Aqualisa digital shower and airing cupboard.

Benefits include double glazed windows, electric heating and security entry system.

There is well tended communal gardens and an allocated parking space with further visitor spaces nearby.

Tenure: Leasehold

Lease: 89 years remaining (To be extended to 125 years)

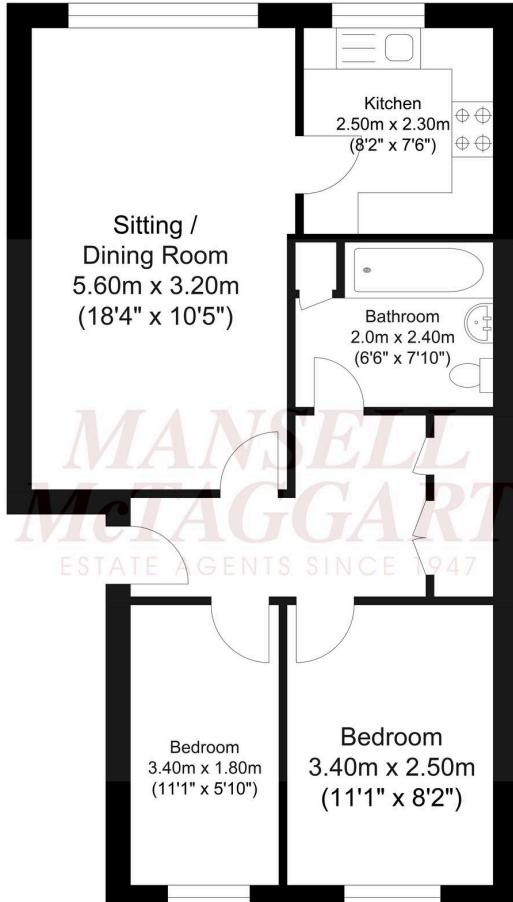
Maintenance charge: £1377.22 per annum

Maintenance review period: Annually

Managing agents: Christian Reid

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.





Approximate Floor Area
564.89 sq ft
(52.48 sq m)

Approximate Gross Internal Area = 52.48 sq m / 564.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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