



43 Swann Way, Broadbridge Heath, RH12 3NQ  
£210,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 2 double bedroom first floor apartment
- South facing
- No onward chain
- 164 year lease
- Low maintenance charge
- Private balcony
- Brick built storage cupboard
- Close to transport links, shops and country walks

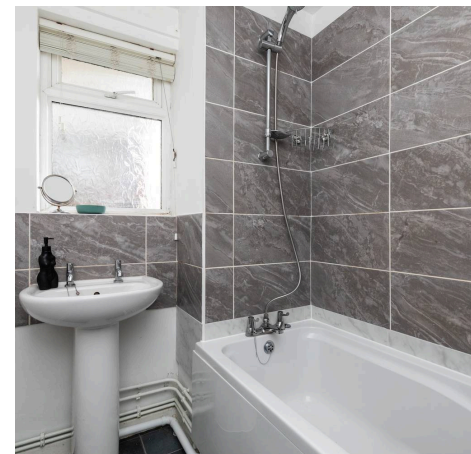
A spacious 2 double bedroom first floor south facing apartment with a 164 year lease, private balcony, low maintenance charge and no onward chain.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







A spacious 2 double bedroom first floor south facing apartment with a 164 year lease, private balcony, low maintenance charge and no onward chain.

The property is situated in a quiet residential close, within easy access of major transport links, shopping facilities and country walks.

The accommodation comprises: entrance hallway with storage, south and east facing sitting/dining room and kitchen refitted with an attractive range of Beech effect units and useful pantry.

There are 2 double bedrooms with fitted wardrobes and family bathroom with separate cloakroom.

Benefits include private balcony, double glazed windows and gas fired central heating system to radiators (Worcester Bosch combination boiler located in the kitchen).

There are communal gardens, ample resident parking and a useful brick built storage cupboard which is ideal for bicycles and belongings.

Tenure: Leasehold. Lease: 164 years remaining. Maintenance charge: £95.08 per month which includes buildings insurance. Maintenance review period: Every 6 months - September and March. Managing agents: Saxon Weald.

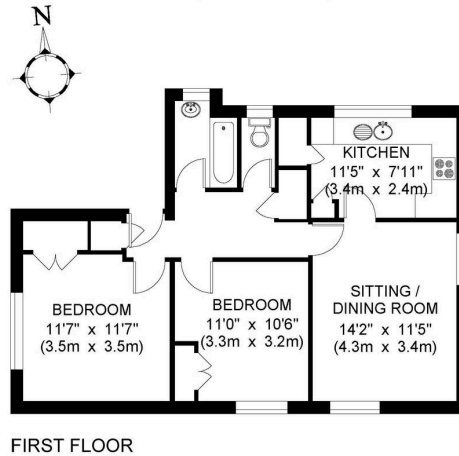


Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community 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 Gross Internal Area  
680 sq.ft. / 63.2 sq.m



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