



**96 Corsletts Avenue, Broadbridge Heath, RH12 3NZ**

In Excess of **£360,000**

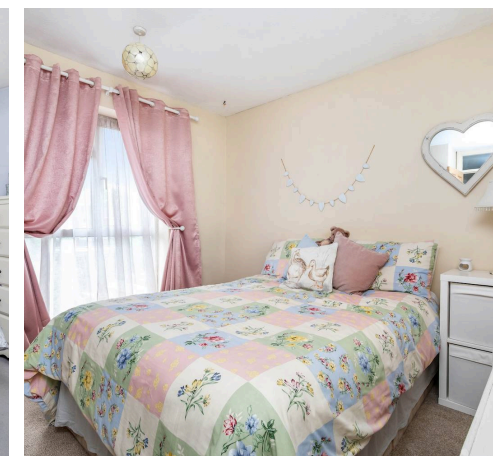
**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 good sized bedrooms (2 doubles & 1 single)
- Mid terraced house built in 1971
- Driveway and garage
- Pretty south east facing garden
- Vendor suited
- First time to market in 50 years
- Potential to improve and enlarge
- Popular village location close to transport links, schools, walks and shops

A good sized and well located 3 bedroom mid terraced house, built in 1971 with south east facing garden, driveway and garage.

Council Tax band: TBD

Tenure: Freehold





A good sized and well located 3 bedroom mid terraced house, built in 1971 with south east facing garden, driveway and garage.

The property is situated in this ever so popular village, close to major transport links, excellent schools, shopping facilities and beautiful country walks.

The accommodation comprises; entrance porch with utility/cloaks storage, hallway and sitting/dining room with fireplace and sliding doors onto the garden.

The kitchen is fitted with an attractive range of units, space for appliances and door to rear.

Upstairs there is a partially boarded loft.

The principal bedroom is equipped with ample fitted storage.

There are 2 further good sized bedrooms (1 double & 1 single) and family bathroom.

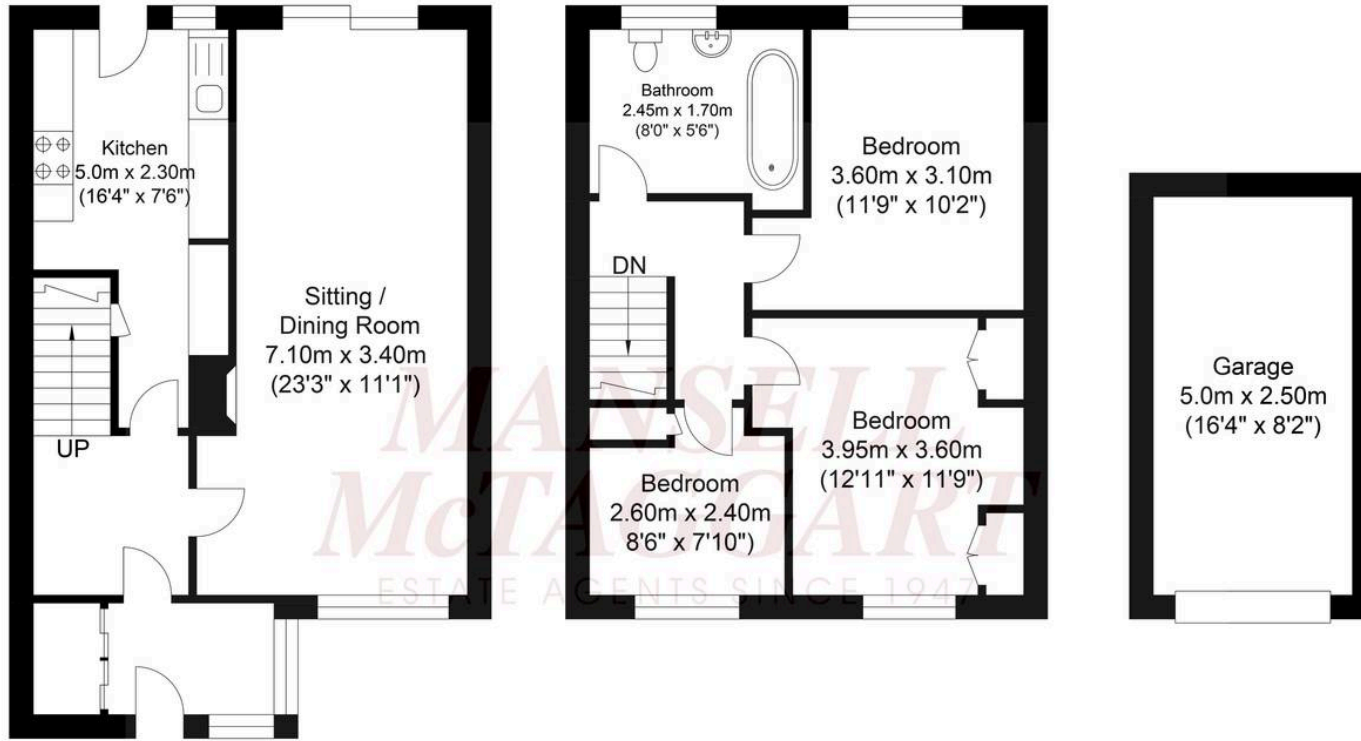
Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the porch).

A driveway provides parking for 1 vehicle and there is a garage located nearby which offers ample storage.

The 33' south east facing garden offers a good degree of privacy and is lawned with well stocked borders, paved patio and rear access.

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy convenience store and Post Office for your everyday needs. 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 24-hour 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, 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 Christ's 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.





Ground Floor  
 Approximate Floor Area  
 465.32 sq ft  
 (43.23 sq m)

First Floor  
 Approximate Floor Area  
 416.56 sq ft  
 (38.70 sq m)

Garage  
 Approximate Floor Area  
 134.54 sq ft  
 (12.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 81.93 sq m / 881.88 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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