



**26 Heath Close, Broadbridge Heath, RH12 3NJ**

In Excess of **£205,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 2 double bedrooms with fitted storage
- Well presented south east facing ground floor apartment
- 164 year lease
- No onward chain
- Resident parking and gardens
- Modern kitchen and bathroom
- Ideal first time or investment purchase
- Quiet but convenient location

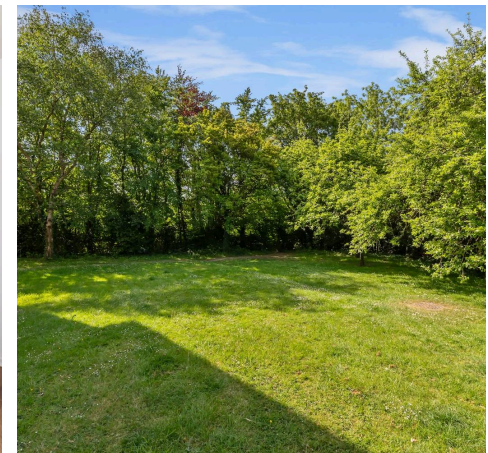
A spacious and well presented 2 double bedroom south east facing ground floor apartment with 164 year lease, low maintenance charge and no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A spacious and well presented 2 double bedroom south east facing ground floor apartment with 164 year lease, 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 and airing cupboard, south east facing sitting/dining room and kitchen fitted with an attractive range of gloss units and useful pantry.

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

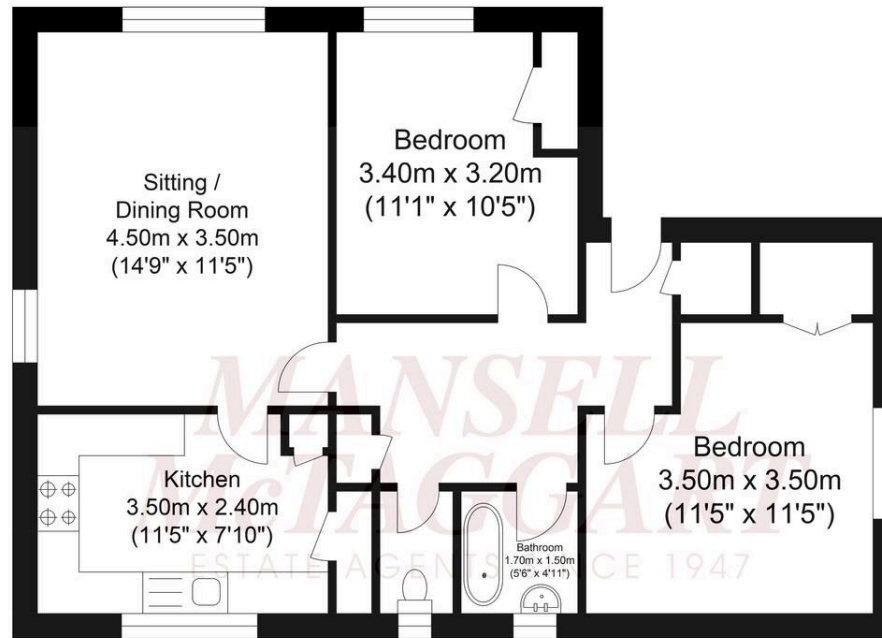
Benefits include double glazed windows and gas fired central heating system to radiators (combination boiler located in the kitchen).

There are communal gardens, ample resident parking and private brick built store which is ideal for bicycles or general belongings.

Tenure: Leasehold. Lease: 164 years remaining. Maintenance charge: £1,526 per annum 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.





Ground Floor  
 Approximate Floor Area  
 661.33 sq ft  
 (61.44 sq m)



Approximate Gross Internal Area = 61.44 sq m / 661.33 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

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