



30 Newbridge Close, Broadbridge Heath

Guide Price £200,000

 **Henry Adams**
estate agents

30 Newbridge Close

Broadbridge Heath, Horsham

No onward chain - This well-presented two bedroom apartment is situated in the sought-after village of Broadbridge Heath, offering a blend of contemporary living and convenient location. The property features a spacious living and dining room. The fitted kitchen is equipped with space for appliances and generous worktop space, making meal preparation a pleasure. Bedroom one benefits from fitted wardrobes and a dedicated dressing area, providing excellent storage. The second bedroom is well-sized and suitable for guests, a home office, or a nursery. A family bathroom complements the overall finish of the apartment. Residents will appreciate the allocated parking space, ensuring secure and convenient parking. The property is within easy reach of well-regarded local schools and a range of amenities, including shops, cafes, and leisure facilities, making it a perfect choice for professionals, couples, or small families.

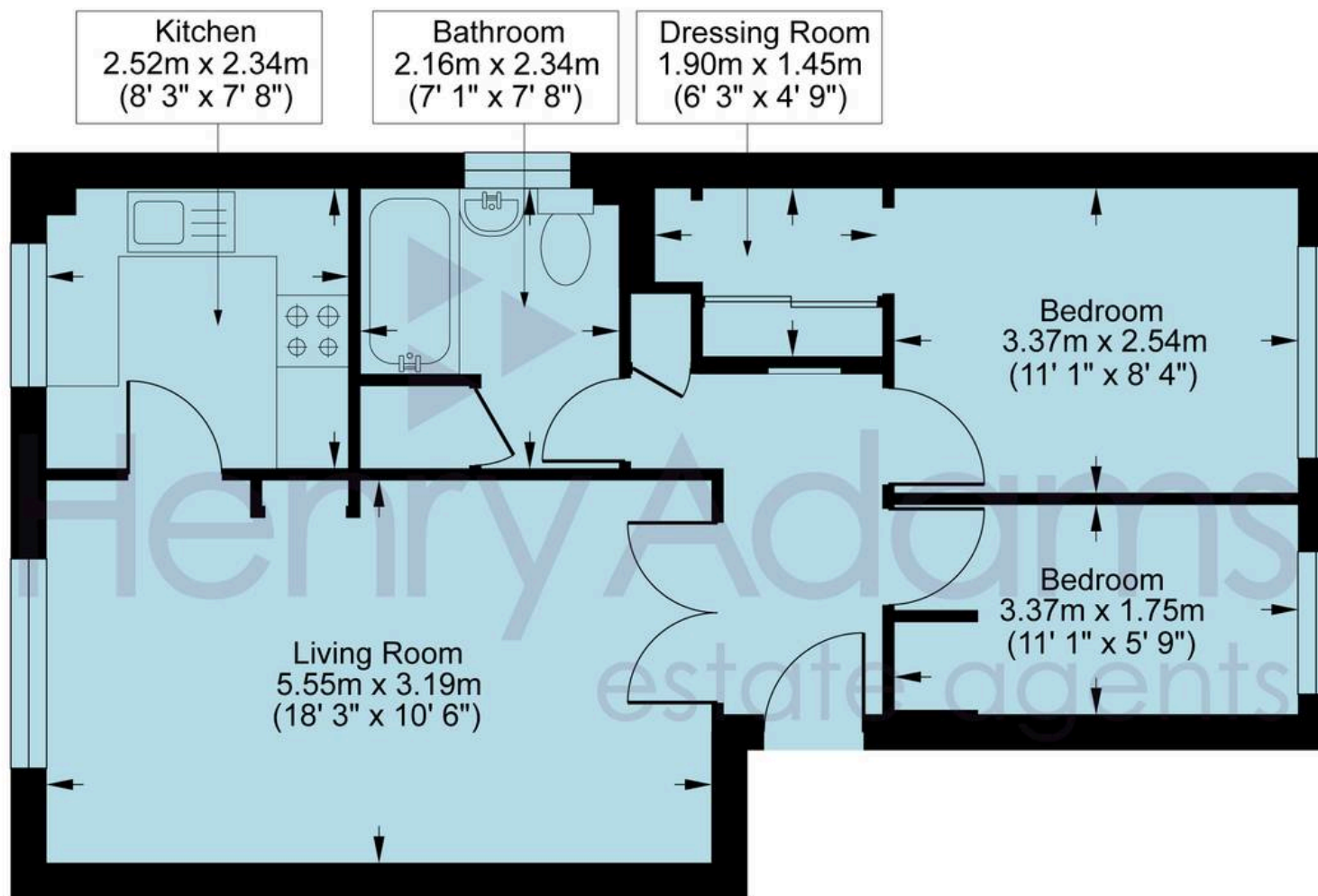
Allocated parking is conveniently located close to the property, and additional visitor parking is available for guests. The village of Broadbridge Heath itself is known for its friendly atmosphere and excellent transport links, with easy access to Horsham town centre and major road networks.

Service charge - £1440.00 per annum approx - Ground rent £0.00

Lease length - Lease 959 years (999 yrs from 1st April 1987)

Council Tax band: C - Tenure: Leasehold - EPC Energy C





FIRST FLOOR



Newbridge Close

Approximate Internal Area = 567.90 sq ft / 52.76 sq m

Total = 567.90 sq ft / 52.76 sq m

For identification only - not to scale



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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.