

MAPP & WESTON

Refreshingly independent...

£159,950

40 Newbridge Close, Broadbridge Heath, Horsham,
West Sussex, RH12 3TN



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Bathroom

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- NO ONGOING CHAIN
- SPACIOUS STUDIO APARTMENT
- FIRST FLOOR (TOP)
- LOW RUNNING COSTS
- ATTRACTIVE VILLAGE LOCATION
- ALLOCATED PARKING PLUS VISITOR PARKING
- UPDATED DOUBLE GLAZING EPC C
- AMPLE STORAGE AND LOFT SPACE
- WELL MAINTAINED AND PRESENTED
- SHARE OF FREEHOLD

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Broadbridge Heath, Horsham



A well-equipped first-floor studio apartment enjoying a quiet village location in Broadbridge Heath, Horsham. Local amenities include a shop and post office, a public house, a Tesco Superstore and a modern leisure centre. The village has a good bus service as well as quick and easy access to commuter links. The apartment has been well maintained with the addition of modern double glazing other benefits include, a large storage cupboard, ample parking, a secure entry phone system and well-maintained grounds and gardens. The Owners of the Newbridge Close development own the freehold collectively offering ultimate control and economy to the prospective purchaser in relation to this small block of just eight high-quality studio apartments.

DOUBLE-GLAZED DOOR: Secure entryphone system. **COMMUNAL ENTRANCE:** Recently renewed double-glazed external entrance door and new internal post boxes fitted along with the installation of reactive energy-saving lights throughout the communal areas.

Stairs to the first-floor landing. **LARGE LOCKABLE STORE CUPBOARD:** 3' x 2'8 Ideal for bicycle etc. **METER CUPBOARD.**

FRONT DOOR TO RECEPTION LOBBY: Storage cupboard housing electric circuit breakers. Hot water tanks and immersion heater with airing shelves above.

LIVING ROOM 15'8 x 13'3 Outlook to the front via a square-bay window. electric storage and convector heater. Run on "Economy 7." TV point, telephone point. Three wall light points.

KITCHEN: 7'5 x 5'7 Outlook to the side. Fitted range of laminate worktops, drawers and storage cupboards also housing integral waste bins. Stainless steel sink and drainer inset into an expanse of worktop. Fitted four-ring electric hob, extractor hood above, electric fan oven and grill below. Space and plumbing for washing machine, space for upright fridge/freezer. Range of eye-level storage cupboards, tiled splash-back to working areas, infrared heater.

SHOWER ROOM: Integral shower with vinyl cladding, mixer tap and shower head. Wash-basin in vanity worktop with good storage below, low flush WC with concealed cistern. Fitted mirror, extractor fan, infra-red heater.

OUTSIDE: Well-maintained communal gardens laid to lawn and a variety of attractive shrubs.

PARKING SPACE: Allocated space and adjacent visitor parking almost opposite the apartment.

BIN STORE: Brick Construction.

LEASE REMAINING: Approx 90 years remain.

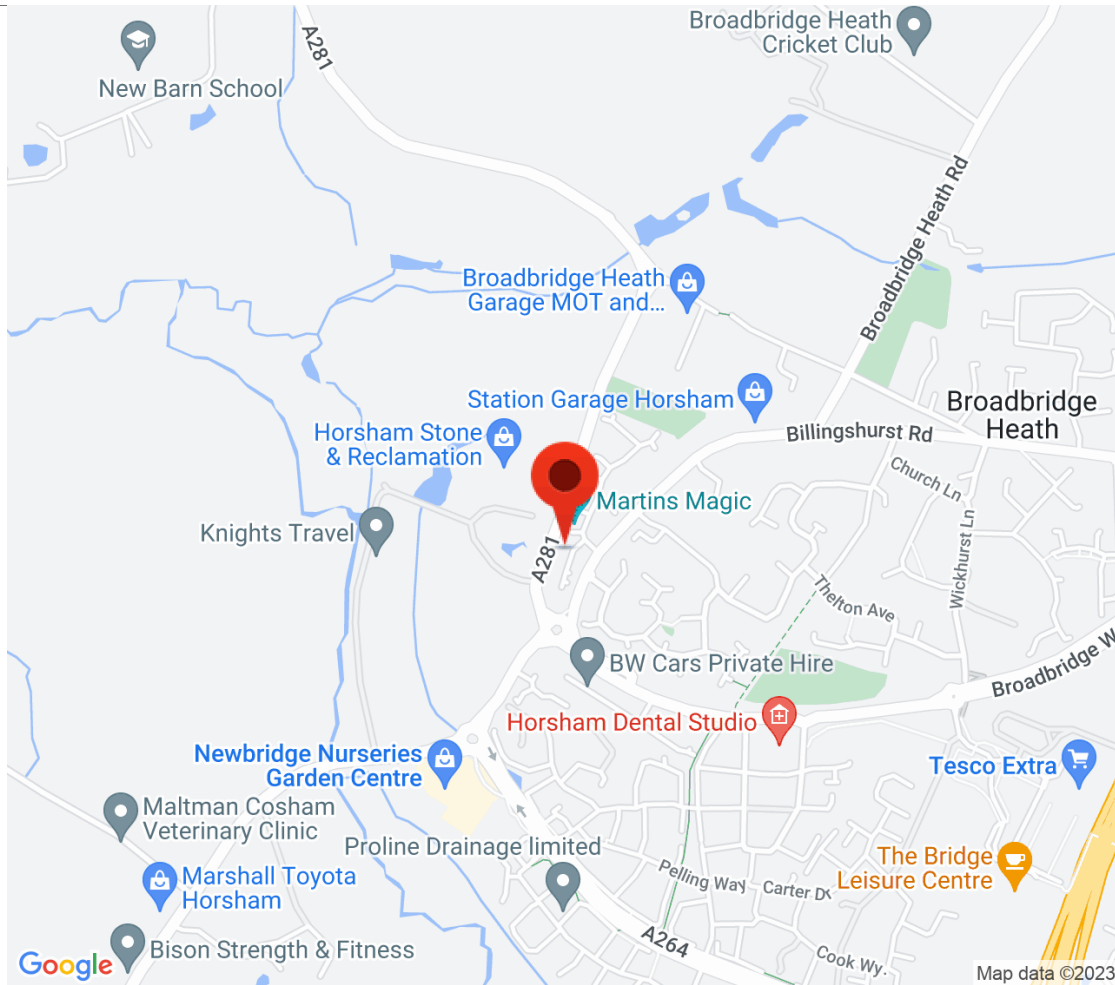
GROUND RENT: Included below. (The Vendors own the Freehold Collectively)

SERVICE CHARGE AND RESERVE FUND: £902.22 PA

EPC BAND: C

COUNCIL TAX BAND: B

The vendor has informed us that the studio block has recently undergone substantial refurbishment which includes complete replacement of the roofline including guttering. Replacement of external wooden cladding with uPVC cladding and installation of new post boxes internal to the building. The vendor has also informed us that it is planned in the short term to carpet all the interior communal areas throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

