



70 Shelley Drive, Broadbridge Heath

Guide Price £195,000

70 Shelley Drive

Broadbridge Heath, Horsham

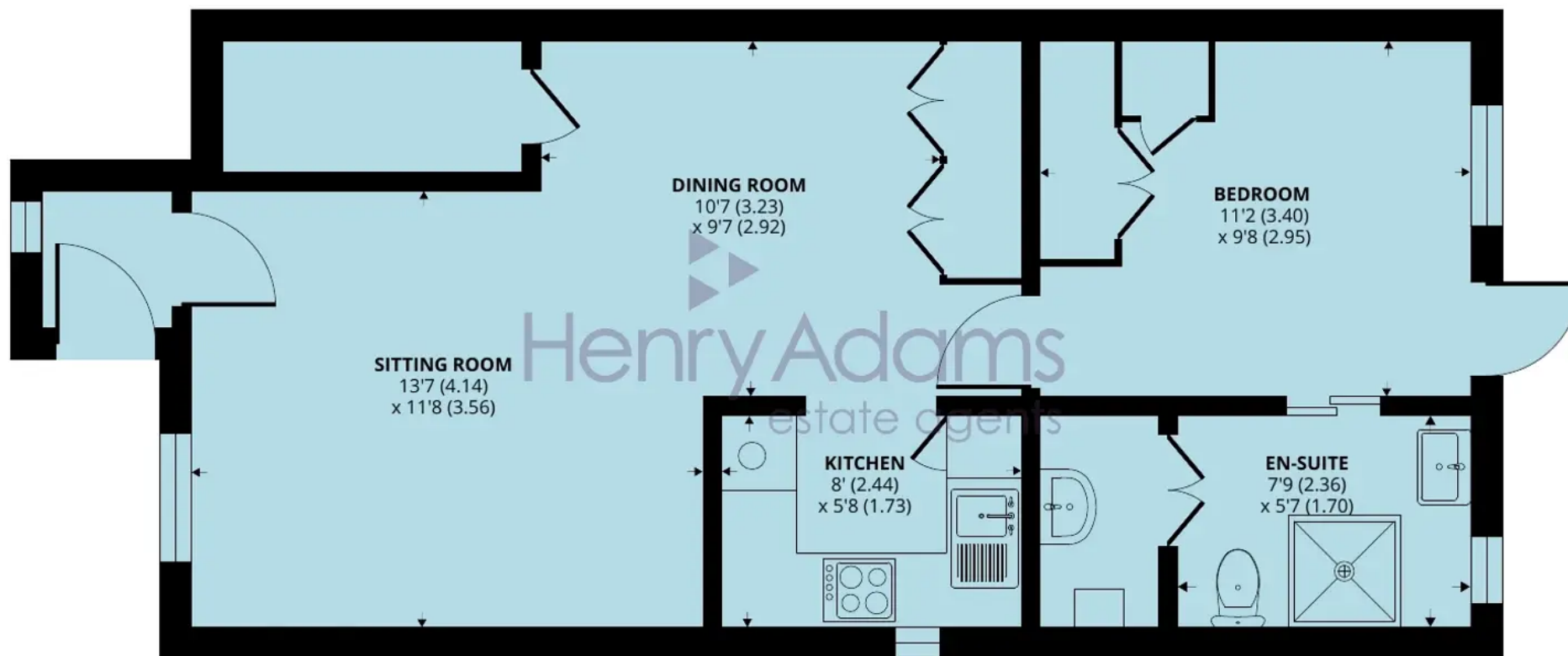
This delightful, one bedroom, ground floor maisonette is situated in a quiet and discreet position in the village of Broadbridge Heath, which offers access to Horsham town centre, the mainline, train station, nearby countryside, and a selection of well-regarded pubs, and restaurants. The property is accessed via a reception porch which leads into the main open plan sitting/dining room which has fitted cupboard space and ample space for a lounge and separate dining area set up. The kitchen features a range of wall and base cabinets with a decorative tiled splashback, an electric hob and space for freestanding appliances. The bedroom enjoys views over the rear gardens and has fitted cupboard space as well as a doorway leading out to the patio garden. The bathroom features a walk-in shower, wash hand basin and low-level WC. with tiling to the walls.

To the front of the property is allocated parking, the rear garden is an ideal place for outdoor dining within the summer months and has a selection of raised beds with shrubs and planting as well as a side access gate and a timber built summerhouse/storage shed.

Broadbridge Heath is within close proximity to the historic market town of Horsham which is approximately 1.5 miles from the dvillage. Broadbridge Heath itself offers Newbridge Garden Centre, a post office, hairdressers, pub and primary school. Tesco is nearby and there is a bus service taking you into Horsham. Leisure facilities locally are excellent. Broadbridge Heath has a sports centre which has a full sized athletics arena.

- One Bedroom
- Private Garden
- Allocated Parking
- Long Lease





SIXTH FLOOR

70 Shelley Drive, Broadbridge Heath, Horsham, RH12 3NT

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1100191



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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.