



**2 Brown Close, Broadbridge Heath**

Guide Price **£475,000**

**Henry Adams**  
estate agents

## 2 Brown Close

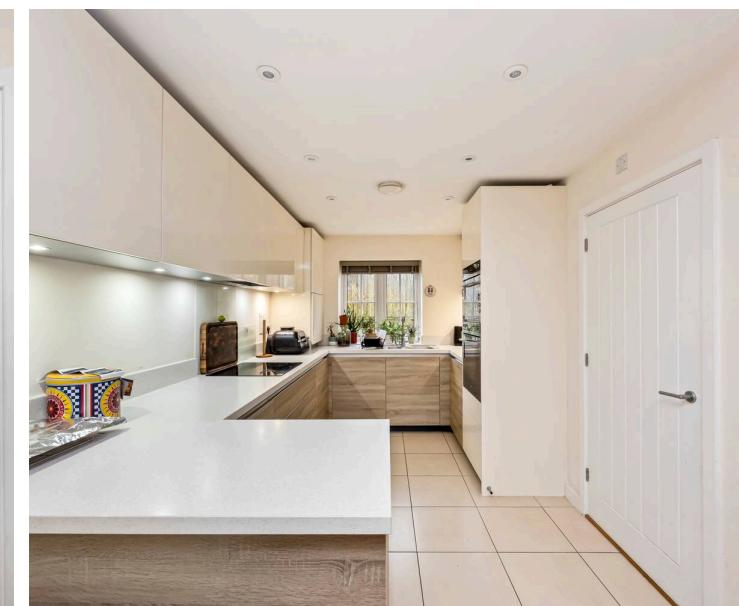
Broadbridge Heath, Horsham

This well presented three bedroom semi detached house offers an ideal setting for family living, combining comfort with convenience.

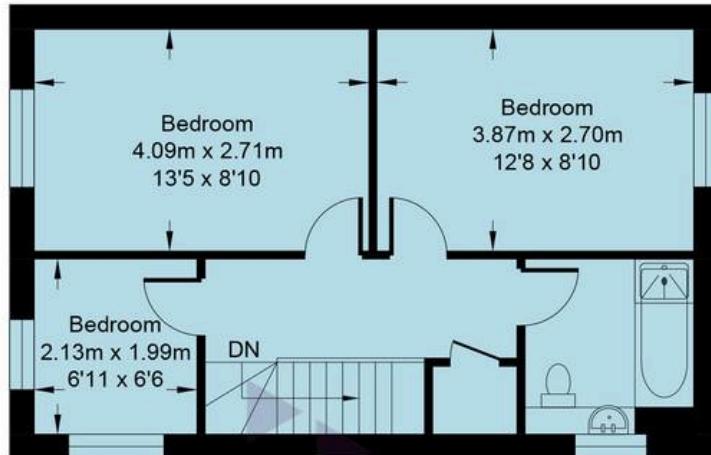
The open plan sitting and dining room provides a spacious and versatile area for families to relax, while the well equipped kitchen features ample storage and workspace with integrated appliances.

Upstairs, three bedrooms provide flexible accommodation for families, guests or a home office. The bathroom is modern and functional, with shower over bath, ensuring daily routines are met with ease.

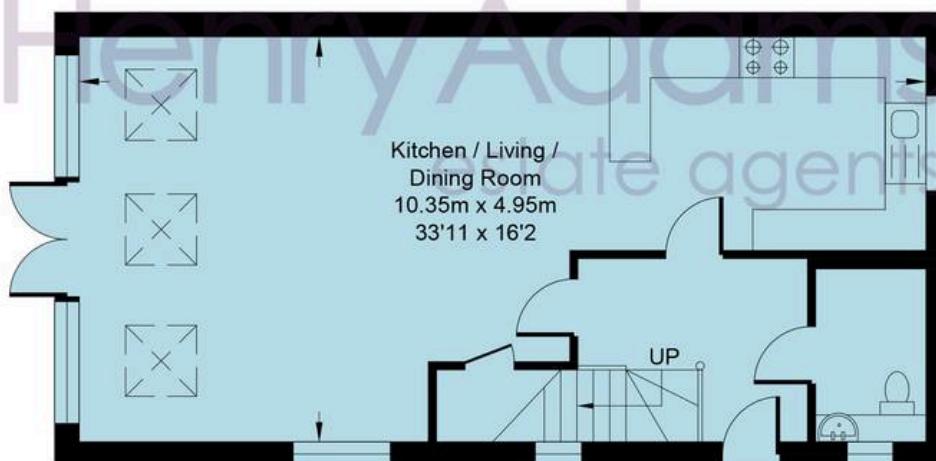
Outside, the property boasts a private garden that is perfect for both relaxation and entertaining. A terrace/ patio area offers an inviting space for outside entertaining while the lawn provides plenty of room for children to play or for keen gardeners to create their own outdoor haven. The garden is securely enclosed, offering peace of mind for families and pet owners (subject to any relevant permissions). To the front, driveway parking provides convenient off street parking for residents and visitors alike. The overall outdoor space complements the interior perfectly, offering a seamless extension for every-day living and social occasions. This property is an excellent opportunity for those seeking a well located, family friendly home with generous outside space and practical features throughout.







FIRST FLOOR



GROUND FLOOR

## Brown Close

Approximate Area = 982 sq ft / 91.2 sq m

Total = 982 sq ft / 91.2 sq m

For identification only - not to scale



Benefiting from its proximity to a range of amenities, this family home is also well positioned for access to mainline train stations and good commuter routes, making travel to nearby towns and amenities.

The property is in Broadbridge Heath, a short journey from Horsham town centre and benefits from regular buses to the mainline station and local shopping facilities with access to local good regarded schools.

Horsham market town centre offers a wide range of shops and amenities incl a sports centre, theatre and arts centre.

Rail services to London and access to M23, M25 and Gatwick Airport.

Agent Note - Service charge £180.00 per annum approx ( £90 every 6 months)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







## Henry Adams – Horsham

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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.