



**Corsletts Avenue,  
Broadbridge Heath, RH12 3LQ**

**Guide Price  
£390,000**

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## Corsetts Avenue, Broadbridge Heath, RH12 3LQ



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### LOCATION

This fantastic home sits in the popular village of Broadbridge Heath, to the west of Horsham. There are a host of facilities set within the village that include The Shelley Arms pub, a convenience store and the large Tesco Extra together with Shelley primary school. In addition, the highly respected Tanbridge House senior school is only one mile away. For commuters, the main line station at Horsham (direct service to London Victoria) is a short drive or cycle ride away and the property offers good road access to Guildford (via the A281), the South Coast (via the A24 or A23) and the M23 and Gatwick Airport. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, which has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, the Capitol Arts Centre and Everyman Cinema.

### PROPERTY

Tenure: Freehold

The front door opens to a spacious entrance porch providing the perfect space to remove coats and shoes before entering the property along with built in storage cupboards. Walking through the doorway you will find the hall which houses the staircase to the first floor and allows access to all living spaces on the ground floor. The separate living room is of a generous size and offers ample flexibility for furniture placement whilst benefiting from an attractive central fire place. The window over looking the front garden also keeps the space light and airy. The kitchen/diner, also accessed

via the hallway, is a spacious area with room for a dining table and chairs creating a superb hub for socialising and entertaining. The kitchen is fitted with a range of floor and wall mounted units as well as in-built storage cupboards and plenty of worksurface space. In addition to this you will find the breakfast bar, perfect for sitting to enjoy a morning coffee. A door from the dining area provides you with access out to the conservatory overlooking the rear garden with a door to gain access out. Moving upstairs you will find the landing which accesses all three generous bedrooms on the first floor. All bedrooms offer in built storage and the main bedroom also provides a shower cubicle and sink. The bedrooms allow for flexibility with bedroom furnishings, allowing you to put your own stamp on the space. Finally, completing the living accommodation is the bathroom and separate WC. The bathroom is fitted with a bath tub and basin and both the bathroom and WC have windows.

### OUTSIDE

The property is tucked within a small cul-de-sac and to the front provides a generous garden which is mostly laid to lawn and planted with mature shrubs. A long pathway runs on one side right up to the front door and along the front of the property to the side gate which opens up to a covered area going through to the pleasant rear garden. The rear garden has various sections creating a charming outside space. There is a large patio, perfect for garden furniture, which has steps up to the lawned area. A pathway runs through the garden which leads you to the very back where there is a large shed and large double doors, through which you can access the garage. This mature garden is the perfect private space to enjoy.







**Buses**

1 minute walk



**Shops**

One Stop  
2 minute walk



**Trains**

Horsham – 2.3 miles  
Littlehaven – 2.6 miles



**Airport**

Gatwick  
13.6 miles



**Roads**

M23  
8.4 miles



**Sport & Leisure**

The Bridge Leisure Centre  
0.7 miles



**Rental Income**

£1,650 pcm



**Schools**

Shelley Primary  
Tanbridge House



**Broadband**

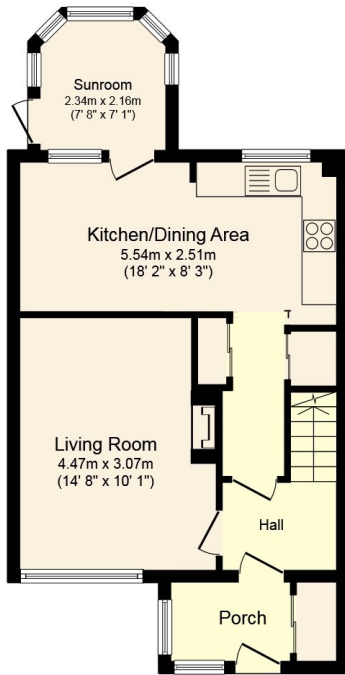
Up to 500 Mbps



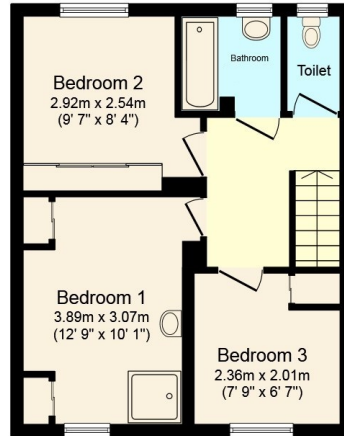
**Council Tax**

Band C

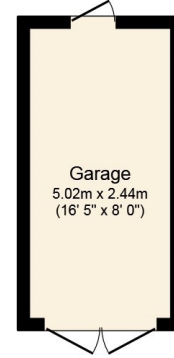




**Ground Floor**

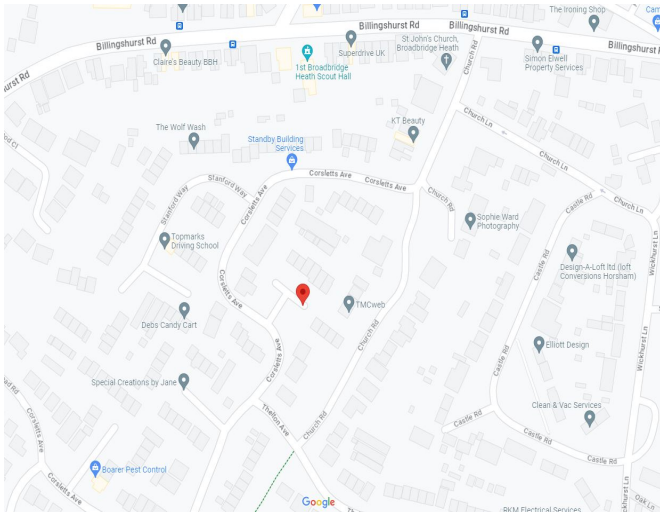


**First Floor**



**Garage**

**Map Location**



**Total Approximate Floor Area**  
**938 sq ft / 87 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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