



**Swann Way
Broadbridge Heath, RH12 3NQ**

£210,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Swann Way, Broadbridge Heath, RH12 3NQ



LOCATION

Set within a popular village, the apartment is conveniently positioned for access to local amenities. It is also ideally placed within a very short drive of the A24, which in turn provides access to the A29, A264 and also the M23 and Gatwick Airport. The property is set close to a number of amenities within the village that include a One Stop, The Shelley Arms pub, attractive open space of common land at the green and varied recreational facilities at The Bridge Leisure Centre. All within a short drive from Horsham Town Centre where you will also find a vast range of local shops, bars, cafes and restaurants.

PROPERTY

The front door opens from the communal area into a very generous sized entrance hallway. This allows access to all rooms, provides storage cupboards and is the perfect place to remove coats and shoes before entering. To the end of the hallway you will find the sizeable lounge/diner measuring at 14'4" x 11'5" allowing ample space for lounge and dining furniture and benefitting from a dual aspect which floods the area with natural light. A door from the lounge/diner opens up into the separate kitchen which is fitted with a range of floor and wall mounted units providing plenty of storage and work surface space. There is also a generous pantry cupboard within the room. The kitchen allows for free standing appliances. The bathroom is fitted with a large walk in shower and sink with the toilet being located just next door. Both rooms have their own window for light and ventilation. Both bedrooms within the apartment are large doubles, which is a rare find. Bedroom two allows for a double bed and additional furnishings and both bedrooms are fitted with built in wardrobes. Bedroom one is an L-

shaped room which lends itself perfectly to having the bed and a study space/dressing area.

OUTSIDE

A great feature to this spacious apartment is the balcony which you gain access to via a door just next to the front door within the communal hallway. This provides a great place to sit and relax whilst enjoying the fresh air and sunshine. The apartment block is surrounded by communal gardens along with washing lines to dry clothes. An added bonus that comes with the apartment is the en-bloc outside store which measures at 6'10" x 4'10" presenting ample space to store anything you need. Communal parking can be found outside the apartment and there is also plenty of on road parking available.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 193 Years Beginning On And Including 8 December 1997
Ending On And Including 25 December 2190

Service Charge: £76 per month

Service Charge Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

3 minute walk



Shops

One Stop -8 minute walk
Tesco Extra – 0.7 miles



Trains

Horsham – 2.1 miles
Littlehaven – 3.2 miles



Airport

Gatwick
16.4 miles



Roads

M23
8.1 miles



Sport & Leisure

The Bridge Leisure Centre
0.6 miles



Rental Income

£1,100 pcm
Rental Yield – 6%



Schools

Shelley Primary
Tanbridge House



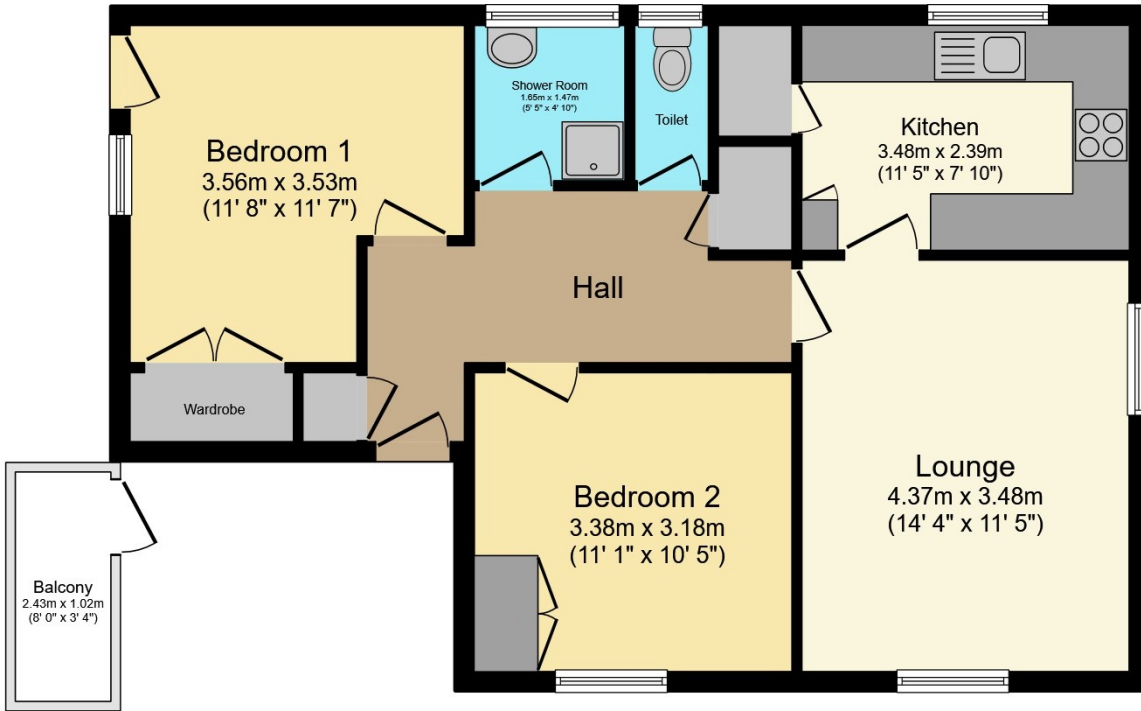
Broadband

Up to 500 Mbps

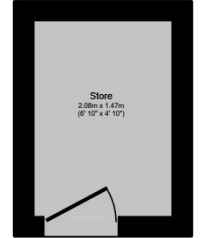


Council Tax

Band B

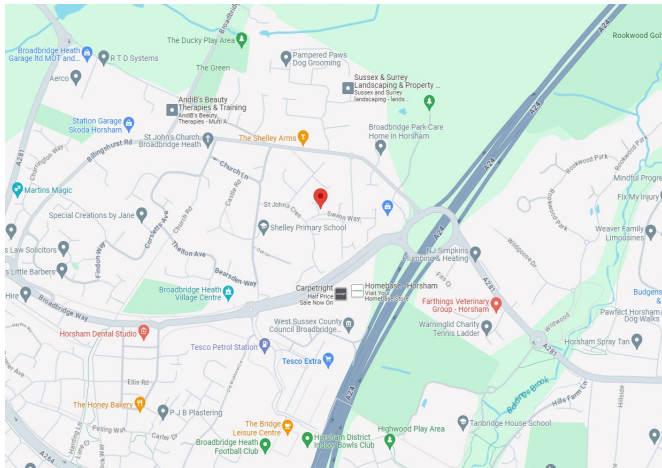


Floor Plan



Outbuilding

Map Location



Total Approximate Floor Area
720 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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