



**Thelton Avenue  
Broadbridge Heath, RH12 3LT**

**Offers Over  
£300,000**

## Thelton Avenue, Broadbridge Heath, RH12 3LT

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### THE LOCATION

The property is set in a popular residential location, within the village of Broadbridge Heath, around 2.5 miles to the West of Horsham, but still offers good access both to local amenities and Horsham's thriving town centre. The village boasts a Tesco Extra superstore, in addition to a Co-Op convenience store, The Bridge Leisure Centre, The Shelley Arms Pub & Shelley Primary School, that are all within easy walking distance of the house. The outstanding Tanbridge House School is also within close proximity of the property. Horsham town centre offers a full range of shopping facilities, from independent retailers to major High Street brands, including John Lewis, numerous restaurants, bars and coffee shops, an Everyman Cinema & The Capitol Theatre. Horsham main line station also offers a direct service to London Victoria.

### ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good sized accommodation, arranged across two floors and is presented in good order. The accommodation is approached through an entrance hall into a spacious living room, with attractive flooring and an open-plan under stairs recess. This leads into an open-plan

kitchen/diner, with defined eating and cooking areas, space for a table and chairs, a good range of modern matching floor and wall mounted units and a breakfast bar, with integrated hob and oven. The first floor features two double bedrooms, that flank a modern tiled shower room.

### GARDEN & PARKING

The property benefits from both a front and rear garden, with an area of lawn to the front of the house and a paved walkway. To the rear there is a secluded rear garden, with a raised decking platform, that provides ample space for a table and chairs, or outdoor sofa, that leads to an enclosed rear garden. The garden is low-maintenance, and partially laid to slate chippings, with stake edged flower and shrub beds, a paved walkway and mature Conifer providing seclusion to the rear of the garden. The garden is enclosed by fencing to all sides and offers a good level of seclusion. In addition, the property also offers a garage, in a conveniently positioned block.





### Buses

6 minute walk



### Shops

Tesco Extra  
8 minute walk



### Trains

Horsham – 2.6 miles  
Littlehaven – 3.9 miles



### Airport

Gatwick  
16.4 miles



### Roads

M23  
8.8 miles



### Sport & Leisure

The Bridge Leisure Centre  
9 minute walk



### Rental Income

£tbc pcm



### Schools

Shelley Primary  
Tanbridge House



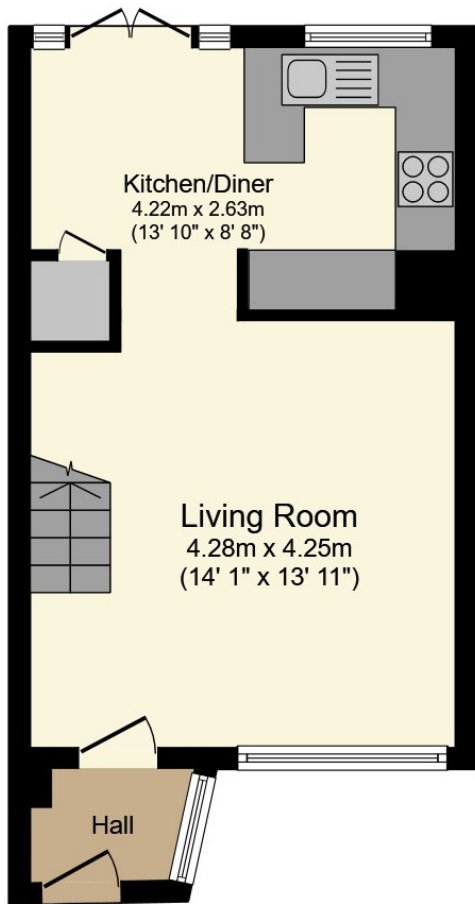
### Fibre Broadband

Up to 910 Mbps

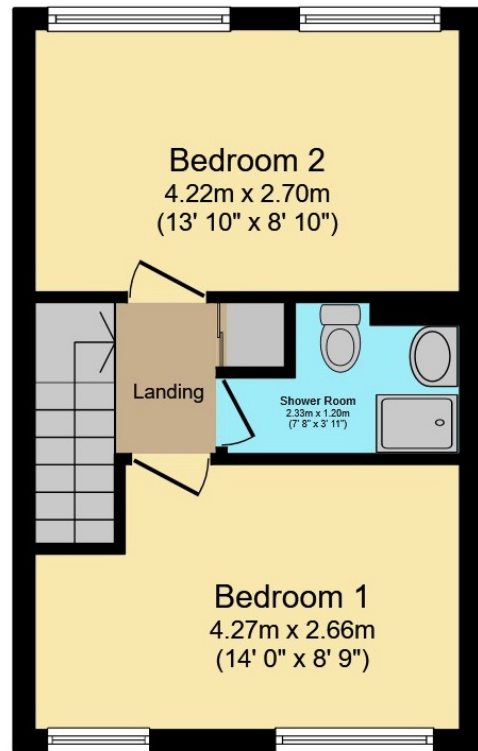


### Council Tax

Band C

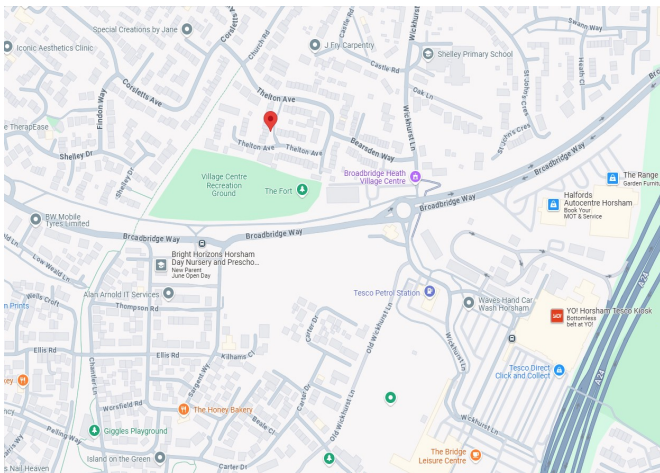


Ground Floor



First Floor

### Map Location



### Total Approximate Floor Area

**664 sq ft / 62 sq m**

### EPC Rating

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 72                      | 80        |
|   |   | 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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