



# Sales.

Charrington Way,  
Broadbridge Heath, RH12 3TH **£235,000**

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Charrington Way,  
Broadbridge Heath, RH12 3TH



PROPERTY

The property offers good-sized accommodation, approached through its own front door. When you enter the property you are met with a large living room, facing to the front of the building with ample space for a sofa and additional chairs, with a defined dining area, suitable for a table and chairs. The separate kitchen has been refitted with a range of white goods and wall mounted units, with plenty of work surfaces, and space for appliances. There is an inner hallway, leading to a double bedroom, with recessed storage and a modern bathroom suite with a walk-in shower. The ground floor maisonette does also include a generous enclosed area of garden that is laid to lawn, as well as patio area perfect for spending time outside in the summer evenings.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 1 January 1982

Service Charge: £tbc per annum

Service Charge Review Period: tbc

Ground Rent: £tbc per annum

Ground Rent 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.

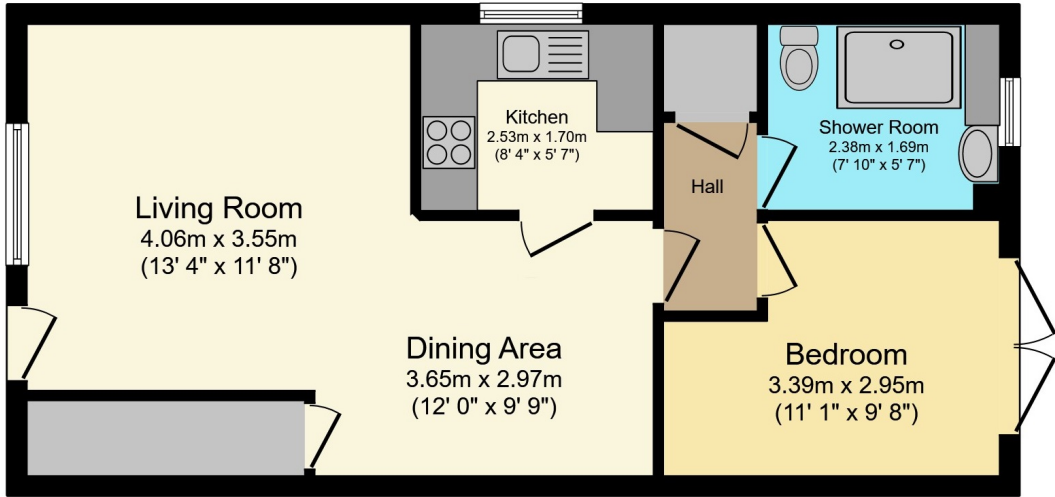


Total Approximate Floor Area

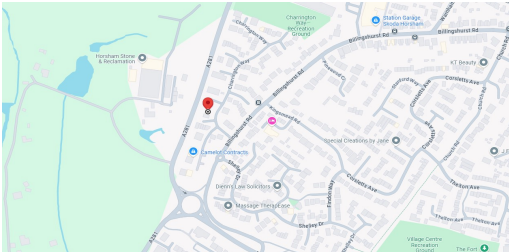
528 sq ft / 49 sq m

Viewing arrangements by  
appointment through :

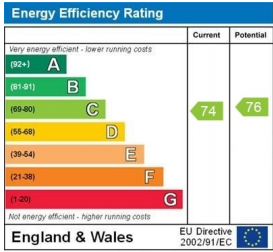
Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating



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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01403 272022  
brocktaylor.co.uk  
2-6 East Street, Horsham, West Sussex, RH12 1HL

**Buses**  
2 minute walk

**Shops**  
One Stop  
8 minute walk

**Trains**  
Horsham – 2.6 miles  
Christ's Hospital – 3.2 miles

**Sport & Leisure**  
The Bridge Leisure Centre  
1.1 miles

**Rental Income**  
£1,300 pcm  
Rental Yield – 6.5%

**Schools**  
n/a

**Fibre Broadband**  
Up to 500 Mbps

**Roads**  
M23  
8.7 miles

**Council Tax**  
Band B