



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

£440,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Corsetts Avenue, Broadbridge Heath, RH12 3LQ



LOCATION

This Family Home, sits in the popular village of Broadbridge Heath, which lies to the West of Horsham, and is highly sought after due to the near perfect balance of convenience and its close proximity to 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

Upon entering the property a convenient porch opens up to a spacious Hall which welcomes you, with stairs leading to the First Floor and doors opening to the Lounge/Dining Room and an entrance through to the Kitchen. The Kitchen provides ample storage and space for a range of appliances, while the Lounge/Dining Room is a delightful double aspect room with plenty of flexibility for furniture placement with space for a large

dining table and sofas including doors which open up to the rear Garden. Upstairs, three Bedrooms await, two of which are generously sized doubles with space for a bed and free standing furnishings to fit comfortably. Bedroom one also provides a large built in wardrobe. Bedroom three is a good sized single room which could also be used as a Home Office. The Bathroom completes the living accommodation within the house and offers a bath, toilet and basin along with a window which is perfect for natural light and ventilation. The property itself is light and airy which is a theme that runs throughout.

OUTSIDE

The property provides you with an attractive frontage and a large Driveway with space for numerous vehicles to park and is accessed via the road. The Driveway is surrounded by a grassed area with mature shrubs and trees and also leads up to the front the door. From the Driveway you will also find a gate opening up to the side passage through to the rear Garden and an up and over door that allows access to the large than average attached Garage, which measures at 18'8 x 15'1. The Garage provides an abundance of uses with fully fitted electrics it's a space that you can use for almost anything, the current owner has this space as a Home Office/Workshop area and it also boasts a rear door to the Garden and window. For anyone that is looking to grow with this superb property the Garage also provides scope to extend into and on top of (STPP). The rear Garden is another attractive bonus to the property with its generous patio area surrounding the rear of the property and Garage, this provides the perfect space for garden furniture to entertain with barbeques in the warmer months. The rest of the Garden is laid to lawn with a pathway leading up the shed to the rear. The attractive planted borders also provide an element of beauty to the Garden and are perfect for anyone with green fingers.





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



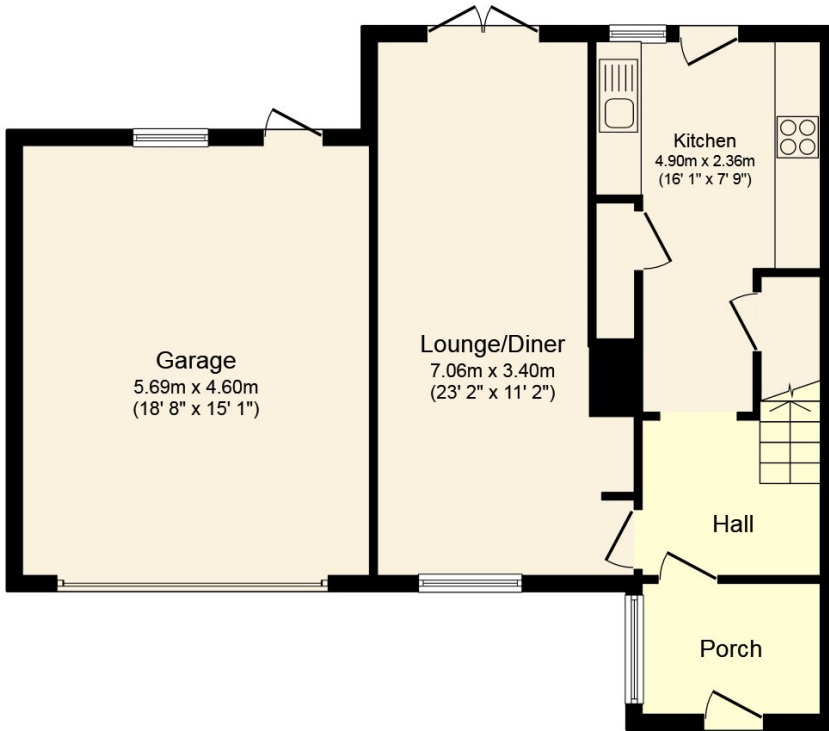
Broadband

Up to 500 Mbps

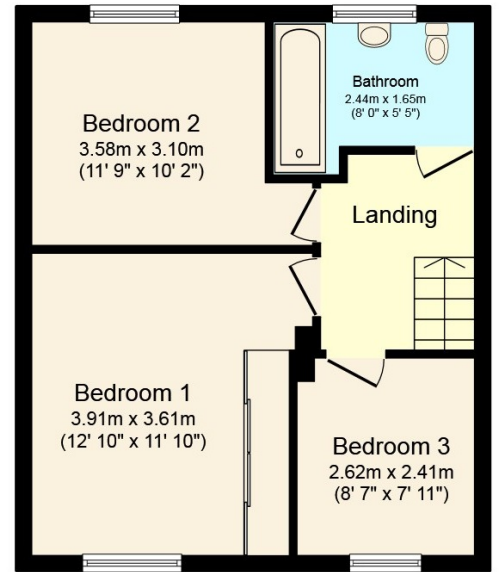


Council Tax

Band D

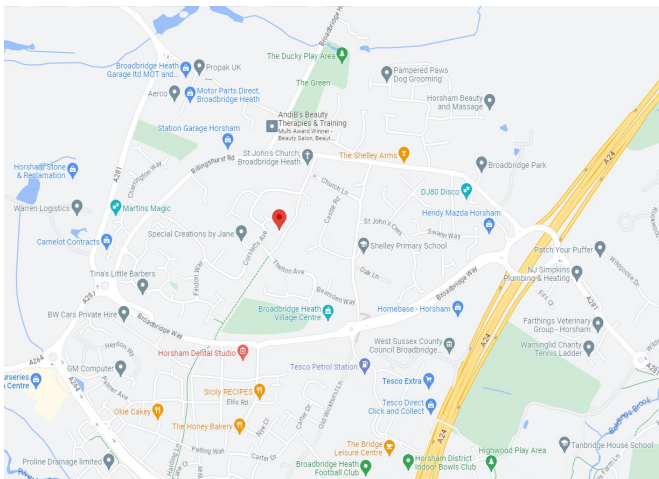


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,226 sq ft / 114 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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