

£235,000 Leasehold

Flat Eighteen Wickhurst Square, Sargent Way, Broadbridge Heath, Horsham RH12 3XS



- First Floor
- Spacious, Open-Plan Kitchen/Reception
- Smart, Modern Bathroom
- Balcony
- Approx. 578 Sqft Gross Internal Area
- Generously Sized Bedroom
- Very Good Energy Efficiency Rating
- Allocated, Off-Street Parking Space

GENERAL DESCRIPTION

A spacious and smartly-presented flat in the village of Broadbridge Heath. The property is on the first floor and has a twenty-four-foot reception room with near full-height windows and a door that leads out onto the balcony. The kitchen area is semi open plan and features white gloss units and integrated appliances. The bedroom and bathroom are both generously sized and well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. There is a Co-Op store in the ground-floor retail unit, a large Tesco nearby and Horsham town centre is only two miles to the east. The flat comes with use of an allocated parking space.

Tenure: Leasehold (125 years from 01/08/2020).

Service Charge: £175.85 per month (subject to annual review).

Ground Rent: £250.00 for the year.

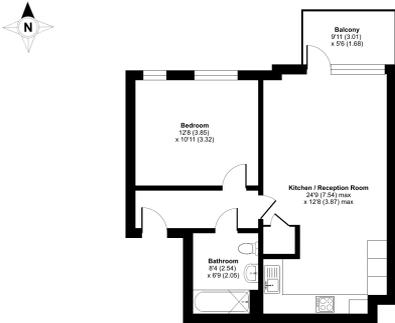
Council Tax: Band B, Horsham District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

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Approximate Area = 578 sq ft / 53.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) (November 2018). © Urbanmoves 2020. Produced for Urban Moves. REF: 1208246

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bedroom
12' 8" x 10' 11" (3.85m x 3.32m)

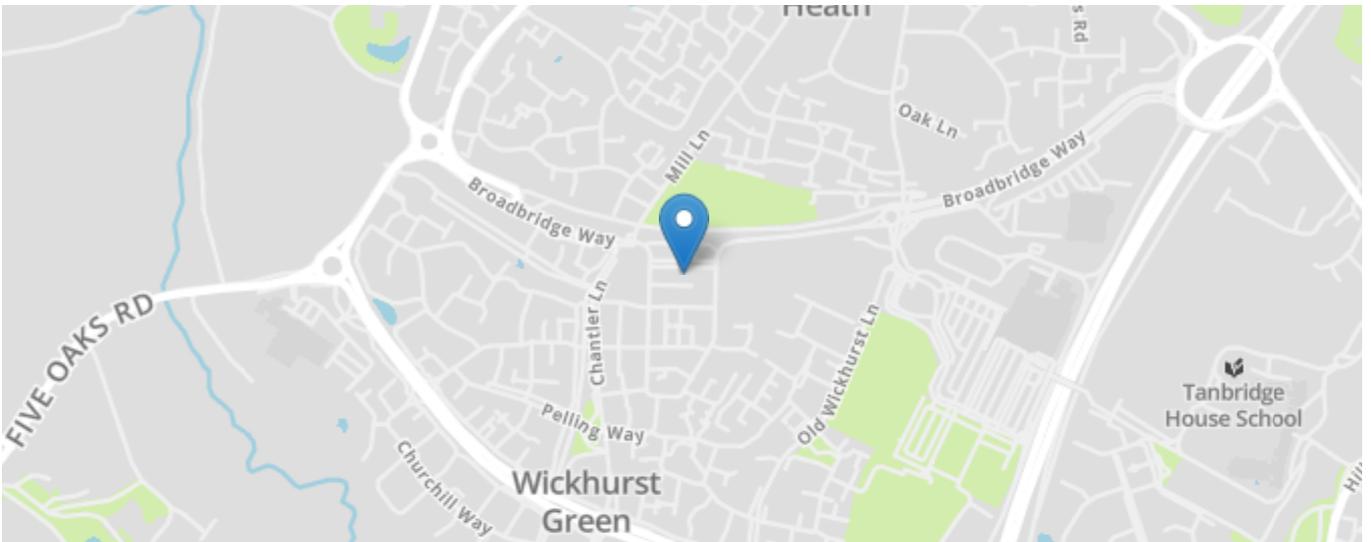
Bathroom
8' 4" x 6' 9" (2.54m x 2.05m)

Reception
24' 9" max. x 12' 8" max. (7.54m x 3.86m)

Kitchen
included in reception measurement

Balcony
9' 11" x 5' 6" (3.01m x 1.68m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.