



**Staples Close, Broadbridge
Heath,
RH12 3UL**

Offers in region of £400,000

01403 272022
brocktaylor.co.uk

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

Staples Close, Broadbridge Heath



LOCATION

Staples Close is a residential development in Broadbridge Heath, conveniently positioned for local amenities, schools and transport links. Tesco Extra, local convenience stores, Newbridge Nurseries and Broadbridge Heath Leisure Centre are all within easy reach, while Horsham town centre offers a wider range of shops, restaurants and leisure facilities. Families are well served by nearby primary and secondary schools, including Shelley Primary School and Tanbridge House School. Horsham mainline station provides direct services to London Victoria, while the A24, A281 and M23 offer straightforward road connections towards Guildford, the South Coast, Gatwick Airport and London, across West Sussex and beyond.

PROPERTY

This well-proportioned three-bedroom townhouse is arranged over three floors and is offered for sale with vacant possession and no onward chain, making it an ideal choice for buyers seeking a straightforward move. The ground floor begins with an entrance hall and cloakroom.



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Buses

minute walk



Shops

minute walk



Trains

Horsham – miles
Littlehaven – miles



Airport

Gatwick
miles



Roads

M23
miles



Sport & Leisures

Pavilions in the Park
miles



Rental Income

£tbc pcm



Schools

Primary
Secondary



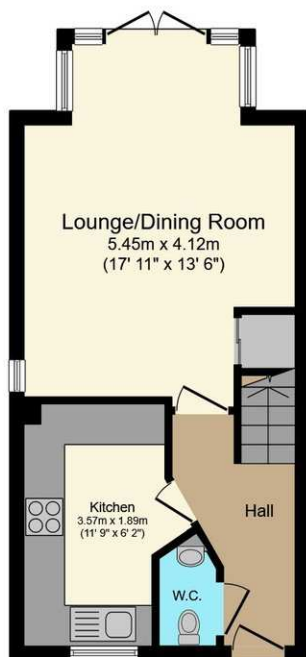
Fibre Broadband

Up to tbc Mbps

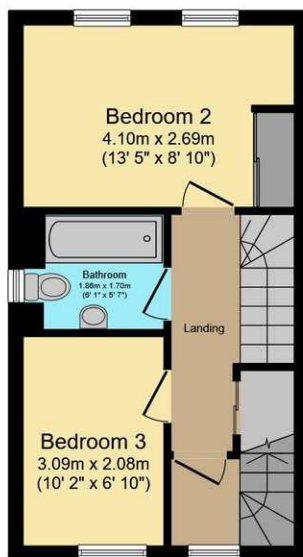


Council Tax

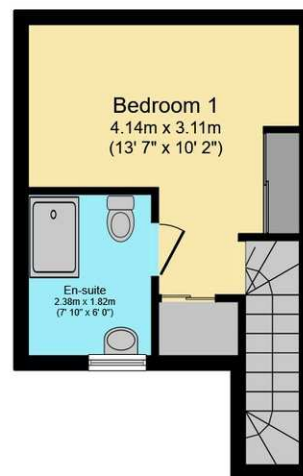
Band D



Ground Floor
Floor area 33.7 sq.m. (363 sq.ft.)



First Floor
Floor area 30.7 sq.m. (331 sq.ft.)



Second Floor
Floor area 20.8 sq.m. (224 sq.ft.)

Total floor area: 85.2 sq.m. (918 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location



Total Approximate Floor Area

918 ft²

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 no 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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