



**Kingsmead Place, West Sussex, West Sussex RH12 3TA**  
**Asking Price £237,500**

**& LINES**  
*James*



# 12 Kingsmead Place

Offered for Sale with no onwards chain. A well presented one bedroom house situated in a small development offering good access to the A281, A264 & A24

## Location

The popular village of Broadbridge Heath offers a range of facilities including a local shop and public house. A retail park positioned on the outskirts provides various amenities which include a Tesco Superstore and modern leisure centre. Horsham town centre is approximately 1.5 miles away and boasts a wide range of retail shops, restaurants and cafes, including a John Lewis and large Waitrose. Horsham's mainline railway station provides direct services to London Victoria in under an hour.

## Property

This one bedroom property offers an ideal first home or an investment with accommodation comprises: Entrance hall with space under the stairs to utilise, A spacious reception room features square bay window and provide plenty of room for a living and dining area. The kitchen is fitted in yellow base and eye level units with contrasting blue tiled splash backs, integrated Fridge/Freezer, oven, hob and extractor hood and space for washing machine, To the first floor, the light and airy landing has a cupboard housing boiler and offering some storage/airing cupboard. There is a good sized double bedroom which benefits from a built in wardrobe. The bathroom has a window providing plenty of natural light and is fitted in a white suite with shower over bath.

The property is double glazed with gas central heating.

## Outside

To the outside there is a brick paved parking area with one space allocated to the property. Maintained grounds are positioned within the development separating the properties.

There is a annual service charge of £350.82 per annum.

- NO CHAIN
- ONE BEDROOM HOUSE
- GOOD LOCATION
- SPACIOUS
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- EPC RATING C
- FREEHOLD

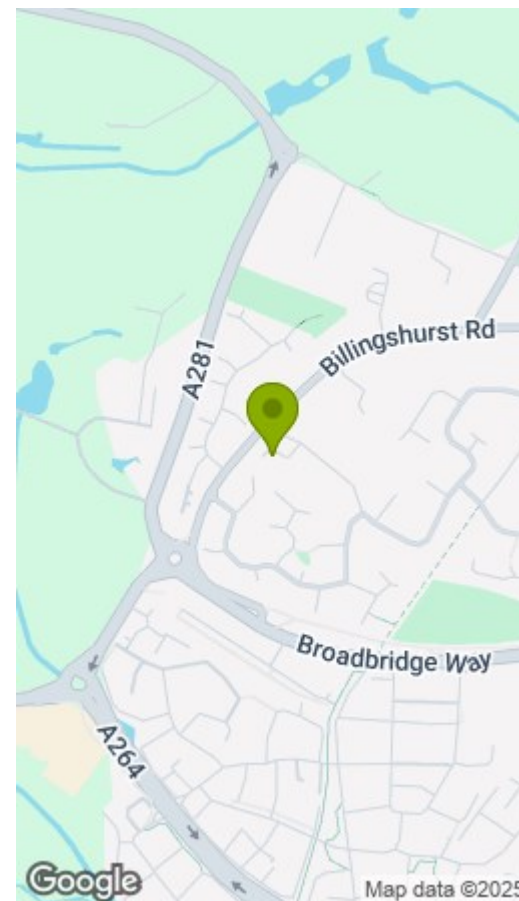




GROUND FLOOR

1ST FLOOR

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		91			92
	71			72	



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