



Newbridge Close, Broadbridge Heath, Sussex RH12 3TN
£1,175 Per month



Newbridge Close, Broadbridge Heath

- TOP FLOOR FLAT
- POPULAR LOCATION
- TWO BEDROOMS
- ALLOCATED PARKING
- UNFURNISHED
- COUNCIL TAX BAND C
- EPC RATING C
- 12 MONTHS +
- DEPOSIT £1355.76
- AVAILABLE NOW

A freshly decorated and re carpeted two bedroom top floor flat situated in a popular development in the village of Broadbridge Heath with allocated parking for one car.

Lines & James are pleased to bring this two bedroom top floor flat to the market. Situated in Broadbridge Heath the property has good access to transport links and is in walking distance of local shops, including a large Tesco . The accommodation is presented in good order and comprises; Entrance hall with storage cupboard, good sized lounge/diner, fitted kitchen with appliances, master bedroom with archway to dressing area with fitted wardrobe and vanity unit, single bedroom with fitted wardrobe and bathroom with shower over bath.

The property has electric heating and benefits from an allocated parking space.

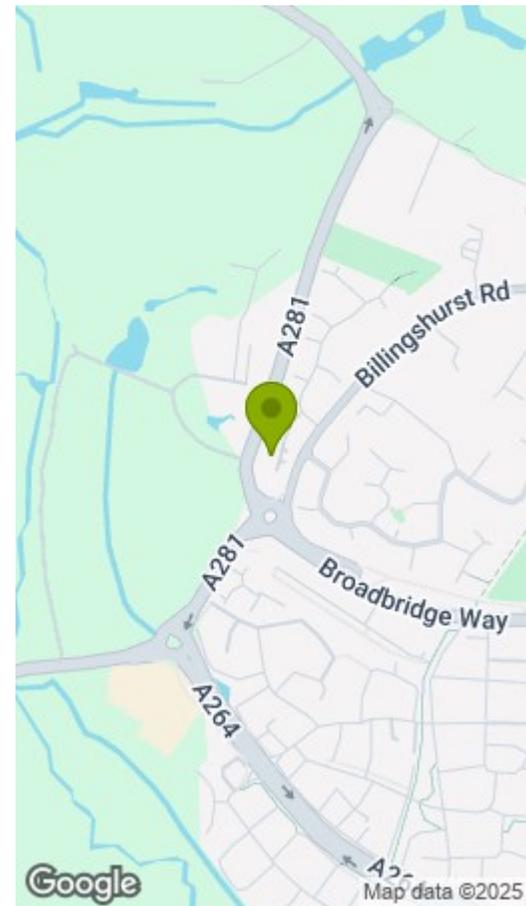


GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(12 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	71	74

