



**Roffey Park, Forest Road,
Colgate, RH12 4TD**

**Offers Over
£350,000**

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

Roffey Park, Forest Road, Colgate, RH12 4TD



LOCATION

Set within the exclusive Roffey Park estate on the edge of the charming village of Colgate, this property enjoys a peaceful yet well-connected setting. Colgate offers a traditional country pub, church, village hall and primary school, creating a strong sense of community. Approximately three miles north east of Horsham, the location provides convenient access to the M23, A264 and A24, linking easily to London and the south coast. Horsham itself is a vibrant historic market town, offering a wide range of shops, restaurants and leisure facilities, along with highly regarded schools and excellent transport links.

PROPERTY

This beautifully presented ground floor apartment has been tastefully decorated throughout and is offered in excellent condition, combining character with modern living. Accessed via its own private front door, the property opens into a welcoming hallway that leads to all principal rooms.

The large sitting room is a bright and spacious area, with two large windows that flood the room with natural light, creating a warm and inviting atmosphere. An opening leads through to a separate dining room, offering excellent flexibility for both everyday living and entertaining.

The modern kitchen is fitted with a stylish range of floor and wall mounted units, providing ample storage and workspace, with space for a selection of appliances (available by separate negotiation). The property features two generous double bedrooms, both well-proportioned, with the main bedroom benefitting from a spacious en suite bathroom. A contemporary shower room with a large walk-in shower completes the accommodation. Overall, the home offers a superb balance of character, space and modern comfort within a highly desirable setting.

OUTSIDE & PARKING

Approached via a long, sweeping driveway, the mansion opens onto a large gravelled forecourt with far-reaching views towards Ruspur and beyond. The beautifully maintained grounds extend to over 14 acres and include formal lawns, a Victorian walled garden and a woodland area, now opened to provide scenic walks for residents.

Two separate parking areas, discreetly screened from the main house, are allocated for residents' use, with ample visitor parking also available, ensuring residents are never short of space. The setting offers a rare combination of privacy, space and natural beauty.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 8 December 1994

Service Charge: £4,939 per annum

Service Charge Review Period: Annually (January)

Ground Rent: peppercorn (£0)

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Sainsbury's
1.8 miles
Co-op Food
1.9 miles



Trains

Faygate – 2 miles
Horsham – 3 miles



Airport

Gatwick
9.9 miles



Roads

M23
3.1 miles



Sport & Leisures

Cottesmore Golf &
Country Club
1.6 miles



Rental Income

£1,650 pcm



Schools

Colgate Primary
Cottesmore School
The Forest School
Bohunt Horsham



Fibre Broadband

Up to 1600 Mbps

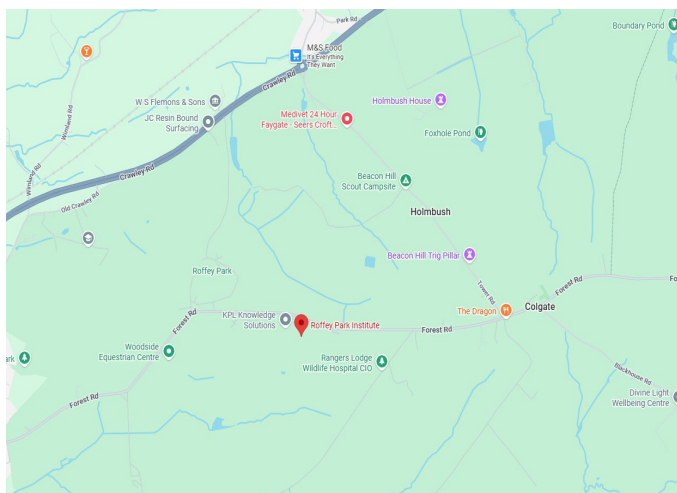


Council Tax

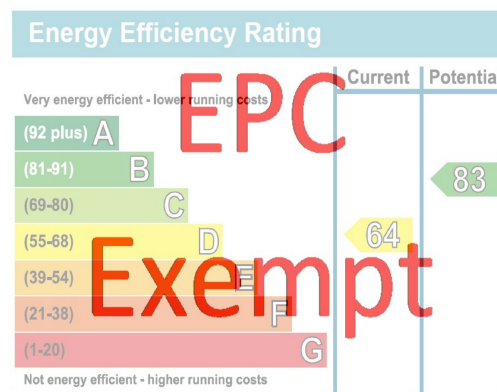
Band E



Map Location



EPC Rating



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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