



**Brighton Road,
Mannings Heath, RH13 6HZ**

**Offers Over
£850,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

Set approximately two miles to the West of Horsham in the popular village of Mannings Heath, with a traditional village green, a nearby convenience store and the highly-regarded Mannings Heath Golf Course and Wine Estate. The village offers a regular bus service to Horsham town centre and station (with its direct service to London Victoria in 55 minutes) as well as Brighton, and numerous villages between, including Cowfold & Henfield. The village also offers good access to St Andrews C of E Primary School in Nuthurst, The Forest School & Millais. However, the house is also set adjacent to picturesque countryside, ideal for long cycle rides or country walks, through the network of nearby footpaths. Horsham combines the charm of a historic town with modern amenities and a friendly community atmosphere, making it an ideal location for families and individuals seeking a balanced lifestyle. Whether you're interested in culture, nature, or simply enjoying a vibrant community, Horsham offers something for everyone, with a wide selection of shopping facilities, including John Lewis, with twice-weekly markets in The Carfax, a wealth of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol; Theatre that offers an extensive range of shows and productions.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers spacious, extended accommodation presented in good decorative order and has benefited from a number of recent improvements. The ground floor is approached through a generous entrance hall with a downstairs cloakroom and access to both the study and family room, which both overlook the driveway. The generous living room has a feature open fireplace and leads open-plan into an extended, kitchen/dining room with skylights that extend the full width of the

property with bi-fold doors to the garden. The first floor features a spacious landing, with a main bedroom with a delightful view looking out across the rear garden and beyond. This room benefits from a large luxurious en suite bathroom, with free standing bath, large shower cubicle and vanity wash basin. The second double bedroom also features a refitted en suite shower room, while bedroom 3 is another generous double. The fourth bedroom is currently arranged as a walk-in dressing room with a superb range of fitted wardrobes and storage units, but could be easily returned to a bedroom. There is also a modern white refitted bathroom. The large loft space is boarded for storage and already fitted with Velux windows.

OUTSIDE

The property is set in a slip road and approached via its own electrically operated double gates, offering additional security and privacy. The gates lead into an extensive private driveway and an L-shaped dual-access garage with power and lighting. Gated side access leads to a side storage area, which in turn leads to a large secluded rear garden with a sought after South-Westerly aspect. To the rear of the house is a large ceramic tiled patio leading to a well-tended area of garden, with a pathway leading to the rear and well-stocked flower beds. To the rear, there is an additional, partly hidden area of garden, again enclosed by mature hedging with paving and raised seating constructed from old railway sleepers with a former fire-pit now repurposed to a large planter. This area also includes a former potting shed, now partially opened, with power and lighting and a section of roof that would make an ideal outdoor bar/kitchen. The garden also features a further timber storage shed and is enclosed to all sides.





Buses

1 minute walk



Shops

Elite Garage & Store
2 minute walk



Trains

Horsham
2.4 miles



Airport

Gatwick
14.8 miles



Roads

M23
6 miles



Sport & Leisures

Pavilions in the Park
2.5 miles
Mannings Heath Golf Club
1 mile



Rental Income

£tbc pcm



Schools

St Andrews CofE Primary
The Forest School
Millias



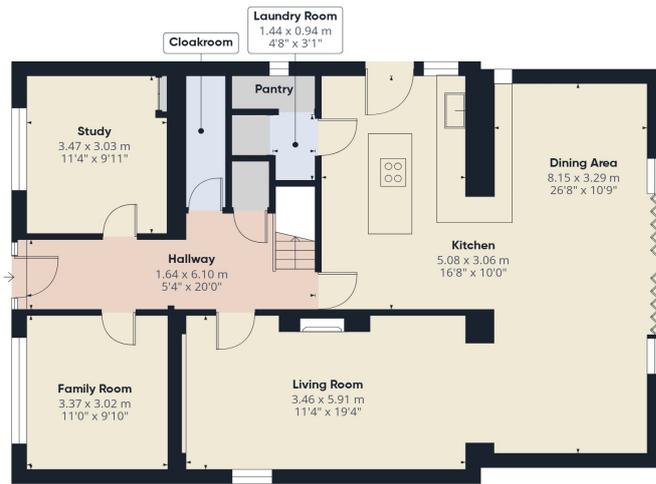
Fibre Broadband

Up to tbc Mbps

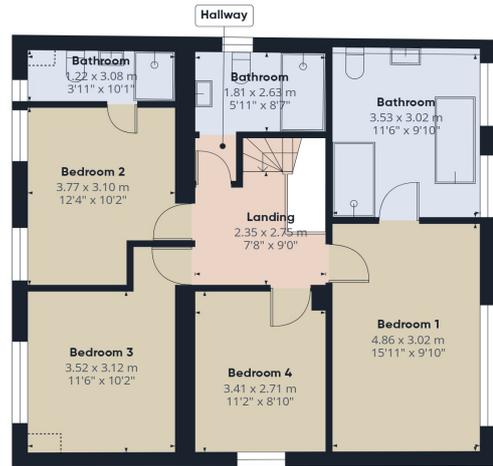


Council Tax

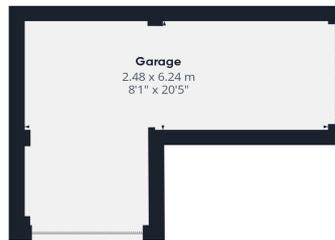
Band G



Ground Floor Building 1

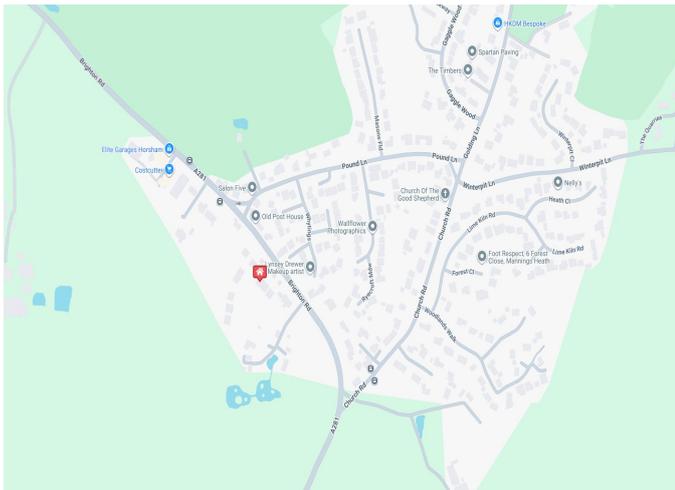


Floor 1 Building 1



Ground Floor Building 2

Map Location



Total Approximate Floor Area
2134 sq ft / 198.3 sq m

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 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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