



2 North Cottages

Church Road, Mannings Heath, Horsham, West Sussex, RH13 6JE

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Alex Harvey
A passion for property

2 North Cottages

A beautifully presented three-bedroom terraced home, situated on a mature plot with a rear garden of approximately 150ft. Located close to local amenities and within a short distance of Horsham town with a shopping centre and mainline railway station.

- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- GARDEN ROOM/HOME OFFICE
- GENEROUS SOUTH-WEST FACING GARDEN
- VILLAGE LOCATION



The welcoming porch leads into the sitting room which in turn provides access to the downstairs cloakroom, stairwell to the upper floors and then into the open-plan kitchen/dining/family room to the rear of the property. The entire ground floor benefits from underfloor heating.

The sitting room is a lovely bright space with wood-effect flooring, feature fireplace, built-in shelves and a bay window with views to the front. The kitchen/dining/family room is a highlight of this property with plenty of natural light coming from the extended area of the property that has full-width glass doors leading into the garden. The kitchen is fitted with modern white units with complementing stone composite worktops and is finished with coloured lighting. Appliances include two side-by-side electric ovens, integrated washing machine, tumble dryer, dishwasher, fridge/freezer, and an induction hob with chimney extractor over. A lovely feature of this room is the original brick chimney breast currently being used to house a wine rack.

The central stairwell leads to the first-floor landing with access to one double bedroom with an en-suite shower room, a single bedroom and recently refitted family bathroom. A further stairwell leads to the second floor where there is a second double bedroom with built-in wardrobe & eaves storage.



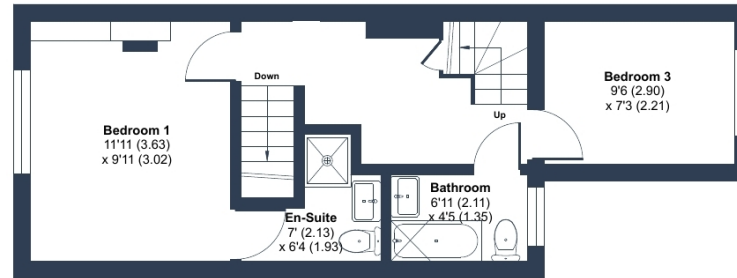
OUTSIDE

The property is approached via a block-paved pathway leading to the front door. At the back of the property, approaching 150ft in length and south-west facing, the rear garden is a fabulous space with a generous patio area perfect for al-fresco dining and entertaining. At the end of the garden is the home office, with power & lighting, ideal for those who work from home.

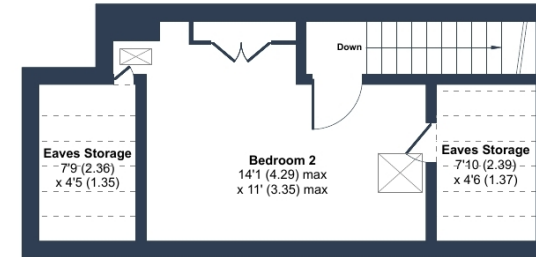
Mannings Heath is a delightful village just a few miles south-east of Horsham. Nearby, in Lower Beeding, is the South Lodge Hotel & Spa, offering a range of excellent facilities. Horsham town offers a variety of shops, restaurants, cafes, and supermarkets. There are excellent sports facilities, in and around Horsham. For the commuter there is easy access to the M23, M25, Gatwick Airport and Horsham mainline railway station.



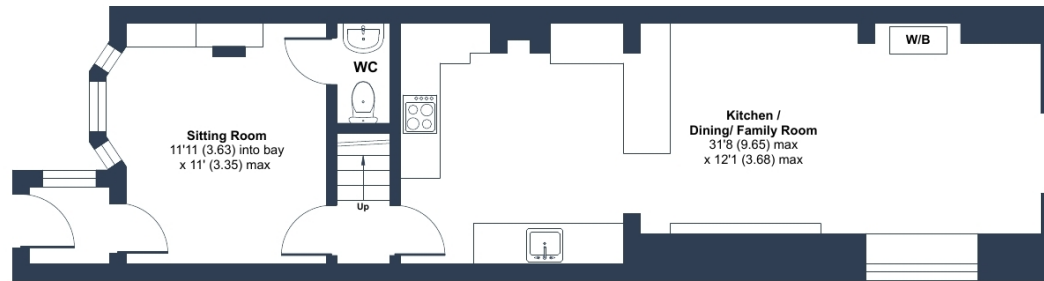
Denotes restricted head height



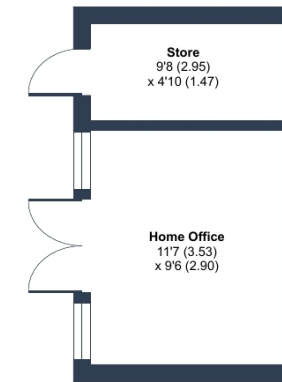
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING

Approximate Area = 1116 sq ft / 103.7 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Outbuilding = 164 sq ft / 15.2 sq m
Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex Harvey Estate Agents. REF: 1093612

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, LPG, water and mains drainage are currently connected to the property.
Council Tax Band D. EPC-E.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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