



99A Rickwood Park Horsham Road, Beare Green, Dorking, RH5 4PP

Price Guide £110,000



- DETACHED PARK HOME
- SPACIOUS KITCHEN/BREAKFAST ROOM
- REFITTED SHOWER ROOM
- BEDROOM 2/STUDY
- GARDENS TO SIDE
- TWO BEDROOM UNIT
- LOUNGE TO THE FRONT ELEVATION
- FITTED WARDROBE TO MASTER BEDROOM
- VACANT POSSESSION
- POPULAR RESIDENTIAL SITE AGE 40+

## Description

This well presented two bedroom park home is offered to the market with the added benefit of being offered to the market chain free. The property is ready to move into with only cosmetic interior redecorating to do before moving the furniture in. Various benefits include double glazing and gas fired central heating.

Accommodation comprises of a kitchen/breakfast room with a selection of modern wall and base units including some integral appliances and complemented with ample work top surfaces. The sitting room area is positioned to the front of the property. The Master double bedroom has plenty of storage with fitted wardrobe space. The second bedroom/study, and the shower room with a modern suite is situated close by.

A small garden comprises a separate lawn area which wraps around the property, with a very handy free standing shed/storage.

Rickwood Park Estates Ltd is a family owned site. Residential Park Home Estates business established in 1953. Ten percent of the sale price is payable back to the site owners when the property is sold. No dogs are permitted on this site. This site is age restricted especially for the 40's+

## Situation

Set on the borders of Beare Green and the village of Capel, the property is within walking distance of a bus stop just opposite the site entrance. It is a stroll into the village of Capel where you will find the local petrol station, parish church, small convenience store and a primary school.

There are two local train stations nearby with Holmwood (1.2 miles) and Ockley/Capel (3.4 miles) from the property, both offering a commuter services into London.

Dorking (5.7 miles) & Horsham (9.2miles) town centres each offer a comprehensive range of facilities.

The surrounding area offers some of the counties finest walking, riding and cycling countryside with Box Hill and Leith Hill within reach.

**Tenure N/A**

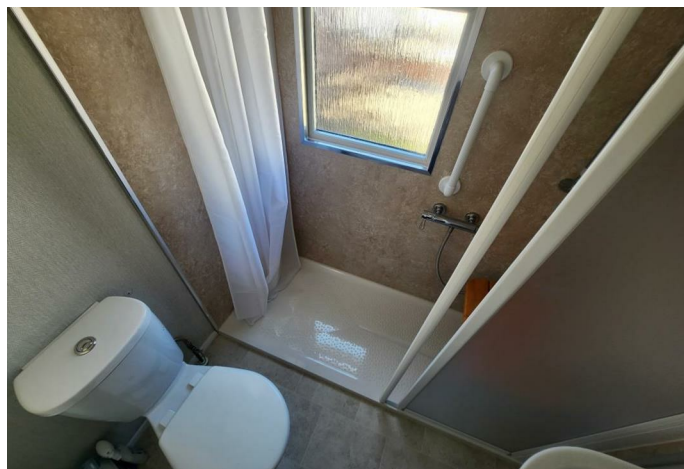
**Council Tax Band**

A

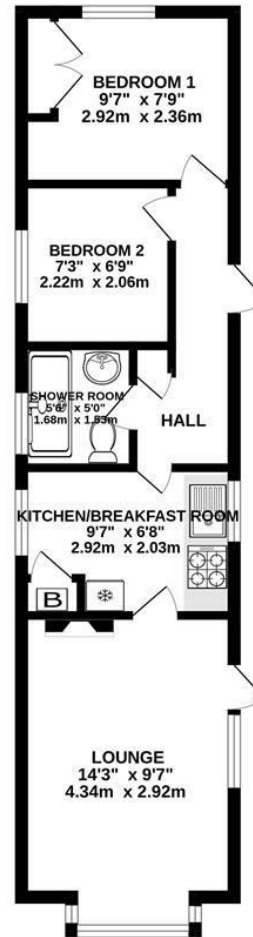
**Pitch Fee inc.**

£223.47 pcm

**Water & Drainage Charge**



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.1 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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