



100 Rickwood Park Horsham Road, Beare Green, Dorking, RH5 4PP

Price Guide £98,000





- DETACHED PARK HOME
- KITCHEN OPEN PLAN INTO LOUNGE
- DOUBLE GLAZED WINDOWS AND DOORS
- VACANT POSSESSION
- AGE RESTRICTED 40 YEARS+
- 2 BEDROOMS
- GAS CENTRAL HEATING
- GARDENS TO SIDE
- POPULAR SITE
- NO PETS



## 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 kitchen is located opposite the lounge separated by a decorative archway. The Master double bedroom has plenty of storage with fitted mirror fronted wardrobe space. The second bedroom/study, and the shower room with a modern suite are both situated close by. A small secluded garden comprises a selection of shrubs 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.

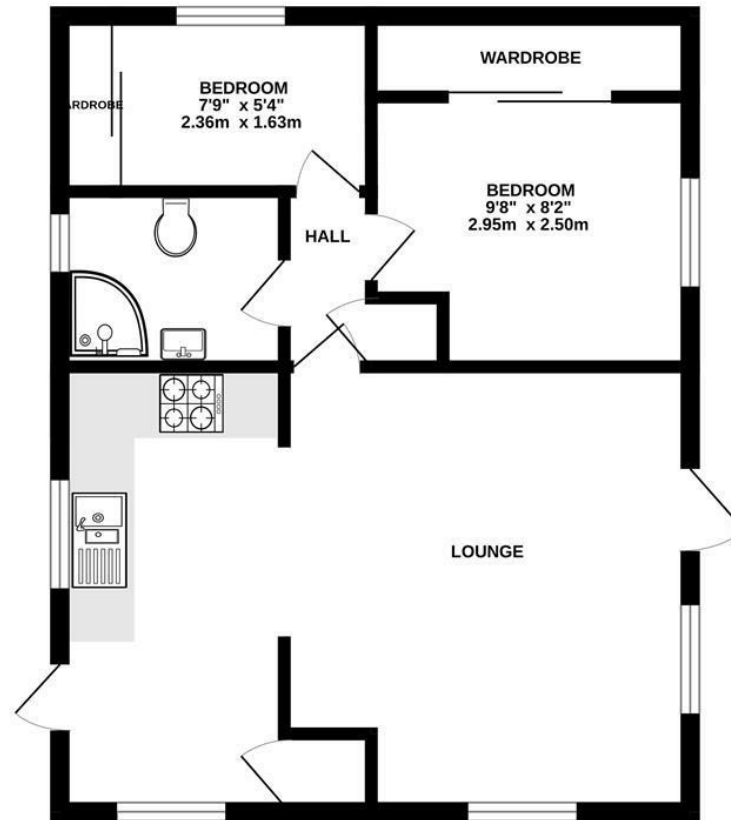
There are two local train stations nearby with Holmwood (1.2 miles) and Ockley/Capel (3.4 miles) from the property, both offering a commuter services into London.

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.

<b>Tenure</b>	Commonhold
<b>EPC</b>	N/A
<b>Council Tax Band</b>	A
<b>Pitch Fee</b>	£227.91 p.c.m

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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.  
Made with Metropix ©2024

171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

