



Grouselands

Gagglewood, Mannings Heath, West Sussex RH13 6JR
Guide Price £685,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in the sought after and picturesque village of Mannings Heath, is this delightful three bedroom detached bungalow. Having double glazed replacement windows and oil fired heating to radiators, the property offers spacious and adaptable accommodation comprising entrance hall with cloakroom, good sized living/dining room with feature fireplace, kitchen/breakfast room, principal bedroom with en suite shower room, two further bedrooms and the main bathroom. Attached to the property is a double width garage, to the front of which is parking for several vehicles. Outside, the property enjoys large established gardens which benefit from having a fair degree of privacy as well as a sunny southerly aspect. The vendors' sole agents, Courtney Green, strongly recommend an internal inspection of this delightful bungalow in order to appreciate its size potential and there will be no onward chain.

SITUATION

Manning's Heath offers easy access to the A272, A281 and A23 making both daily commutes and day to day travel exceptionally convenient. The A23 is a direct road to Brighton and the South Coast and north onto the M23 for Gatwick Airport and the M25. Manning's Heath is only a short and convenient distance from the thriving market town of Horsham with its historic cobbled streets, cosmopolitan cafes, bars and restaurants alongside good leisure facilities, its own theatre and mainline station. The area is also well served with both state and independent educational facilities and includes Heron Way Primary with its outstanding Ofsted rating, Handcross Park Prep School, Farlington, Christ's Hospital and Hurstpierpoint College. Furthermore, the property is within the catchment area of the highly regarded Millais and Forest secondary schools in Horsham

The accommodation comprises:-

Leaded effect front door to

Entrance Hall

Double width coats cupboard, coving.

Cloakroom

Leaded effect front window, low level w.c., vanity unit with inset wash hand basin having cupboards under, half tiled walls.

Living/Dining Room

A generous double aspect space with windows to the side and rear, and with patio doors to the rear garden. Attractive marble open fireplace, four wall light points, two radiators, t.v. aerial point. Door to

Inner Hall

With two radiators, loft hatch with drop-down ladder. Doors to each room.

Kitchen/Breakfast Room

Leaded effect front aspect window and glazed door to the side, fitted range of base and wall mounted cupboards and drawers in white finish with work top surfaces incorporating a 1½ bowl sink with chrome monobloc mixer tap, space for electric cooker with filter hood over, breakfast bar with spaces below for appliances, part tiled walls, telephone point, Perrymatic oil fired boiler, downlighting. From the Kitchen a door leads to the

Side Lobby

With door to the rear garden and personal door to garage.

Principal Bedroom

Side aspect window, two double wardrobe cupboards, t.v. aerial point, coving.

Ensuite Shower Room

With side aspect window, fitted with a full width vanity unit with inset wash hand basin with cupboard under, mirror and light over, low level w.c., over-size shower cubicle with electric shower, part tiled walls, radiator.

Bedroom 2

Double glazed rear aspect, double width wardrobe cupboard, radiator, coving.

Bedroom 3

Double glazed side aspect, radiator, coving.

Bathroom

Fitted with a panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level w.c., shaver point, mirror, radiator, airing cupboard.

OUTSIDE

To the front of the property there is a wide area of block block paving providing hard standing for several vehicles, flower and shrub borders and corner chipped slate bed.

Double Garage

With metal up-and-over door, side aspect, power and lighting, plumbing for washing machine.

A gated side access leads to the

Rear Garden

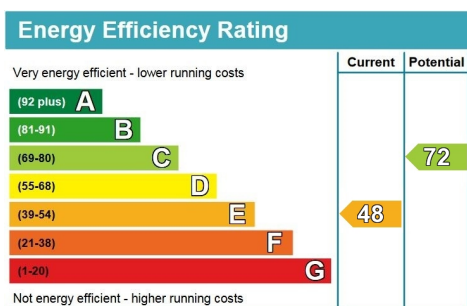
With oil tank in recess, trellis arbour and crazy paved path leading to areas of lawn with shrub borders. Vegetable garden, soft fruits area, mature apple tree, greenhouse, timber garden shed and log store. To the side of property there is a raised corner patio with awning, outside lighting.

Council Tax Band - F

Ref: 24/5547/02/06

Referral Fees:

Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



These drawings are not to scale and are for representational purposes only. Brian Blunden
Plan produced using The Mobile Agent.

