



Caffyns Row, Handcross, West Sussex, RH17 6BJ.
Guide Price £750,000 Freehold


MARTIN & CO

Handcross, West Sussex

Guide Price £750,000 Freehold

- Residential and Commercial Opportunity
- Detached Home
- High Street Location
- Investment Potential
- Large Showroom with Facilities
- First Floor Three Bedroom Apartment
- Private Courtyard
- EPC E

A recently modernised Victorian building situated on the popular and vibrant Handcross High Street providing a superb ground floor showroom and office together with a totally self contained three bedroom, two bathroom modern apartment above with its own private courtyard garden.

The property has in recent years been used as a vintage car showroom on the ground floor, the showroom has been improved with the addition of a private office, kitchenette and WC. The kerb has been dropped at the roadside to give easy access for vehicles directly into the front of the showroom.



The ground floor has a panoramic glass frontage onto the high street and with the relevant planning consents perhaps could be converted into two units to maximise the rental income.

The first floor is a completely self contained three bedroom modern apartment with the main bedroom having a ensuite shower room.

There are two further double bedrooms, a family bathroom and the living area has an open aspect into the kitchen/breakfast room.

Off the hallway is a separate dining area. The apartment has its own access and has been rented successfully to provide an income over the last year of around £18,000.

Currently we feel the rental for the apartment would be around £1700 per calendar month and the showroom would fetch circa £1500 per calendar month.

Outside

The building has access into a pretty rear courtyard and there is a laundry room with power, light and plumbing.

We feel this is a lovely opportunity for an investor or business owner looking for a property with accommodation above or those that are looking for a diversified portfolio of part commercial and residential rental incomes.

The High Street offers a range of shops, amenities, primary school and recreation ground.

The renowned National Trust Nymans Gardens (residents can apply for a pass) is at the southern edge of the village.

The A23 is close at hand providing a direct route to the motorway network and nearby Gatwick Airport (10.3 miles).

Haywards Heath lies 7.2 miles to the east, Crawley 4.6 miles to the north and Horsham 6.5 miles to the west, all of which offer a comprehensive range of shops, array of restaurants, leisure facilities and a mainline railway station.



This unique property is offered for sale via owners sole agents.

For further information and viewing arrangements please contact.

Martin & Co Horsham branch
01403 248222.

Email : horsham@martinco.com.





Approximate total area⁽¹⁾
99.95 m²
1075.86 ft²

Reduced headroom
4.30 m²
46.24 ft²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

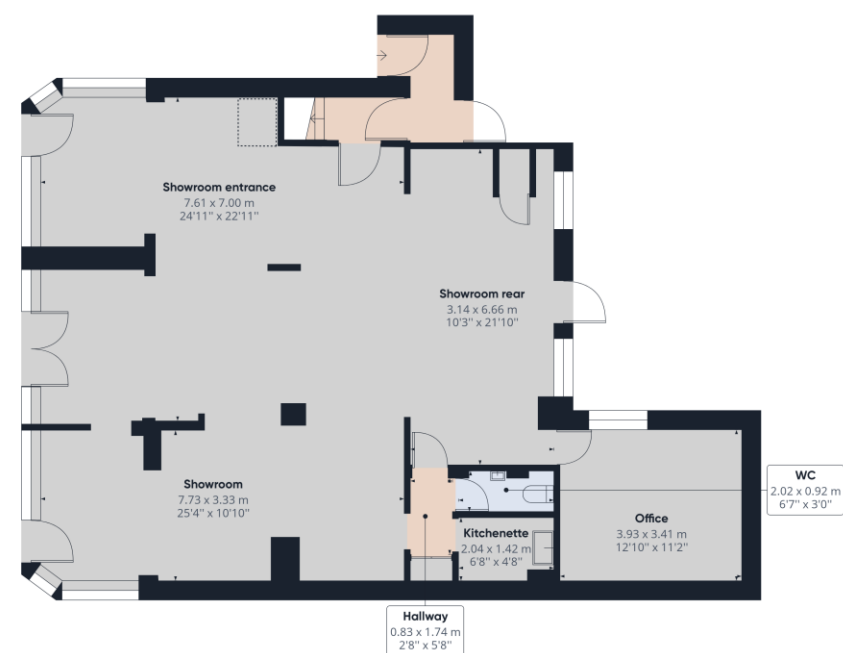
Approximate total area⁽¹⁾
124.56 m²
1340.76 ft²

Reduced headroom
0.92 m²
9.94 ft²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Ground Floor

Approximate total area⁽¹⁾

224.51 m²
2416.62 ft²

Reduced headroom

5.22 m²
56.17 ft²



Floor 1

(1) Excluding balconies and terraces

⌈ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.