



**Windmill Platt
Handcross, RH17 6BT**

**Guide Price
£400,000 to £420,000**

**01444 474447
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**Residential sales, lettings,
land and new homes.**

LOCATION

The property is set in a cul-de-sac within this popular village, that offers a good range of amenities within a few minutes walk, that includes the large Handcross recreation ground, The Red Lion pub and The Handcross Social Club. The High Street also offers a good range of shops including the renowned Handcross Butchers, a community-run hardware store, a cafe and a soon to open Budgens supermarket. The village also has a doctors surgery, a dentist and both Handcross Primary School and Handcross Park Prep School. The neighbouring towns of Horsham, Crawley and Haywards Heath, all offer extensive shopping and dining facilities, as well as theatres, cinemas and National Rail stations, serving London & the South Coast. In addition, London & Gatwick Airport are a short drive away via Junction 11 of the M23.

ACCOMMODATION

Tenure: Freehold

The property features good-sized accommodation, that was enhanced around 20 years ago, by the creation of a double storey extension to the side of the house. The property now offers a spacious living room, that runs the full depth of the house, with double glazed French

doors to the garden, a separate dining room, that could also be used as a family room, or study and a modern fitted kitchen, with an extensive range of fitted units. On the first floor there is a large main bedroom, that could be adapted to offer an en suite, or be divided to provide a dressing room. The second bedroom features fitted wardrobes, with a good sized third bedroom, and a modern bathroom suite. The house also benefits from both gas central heating and double glazing.

OUTSIDE

The property benefits from an area of lawn set to the front of the house, with an adjacent driveway providing parking for one vehicle. In addition, there is an attractive landscaped rear garden, that features an Italian porcelain tiled patio set to the rear of the house, with a raised brick retaining wall. This creates raised flower beds to both sides, and steps rising to an area of lawn, with a further patio and attractive pergola set to the rear of the garden and a timber storage shed. The garden offers a good level of seclusion and is enclosed by fencing with external lighting.





Buses

2 minute walk



Shops

Hardware Store,
Newsagents &
Butchers



Trains

Balcombe – 3.7 miles
Haywards Heath – 6.9 miles



Airport

Gatwick
10.4 miles



Roads

M23
2.4 miles



Sport & Leisure

K2 Crawley
3.4 miles



Rental Income

£tbc



Schools

Handcross Primary
Handcross Park
Holy Trinity CofE Secondary



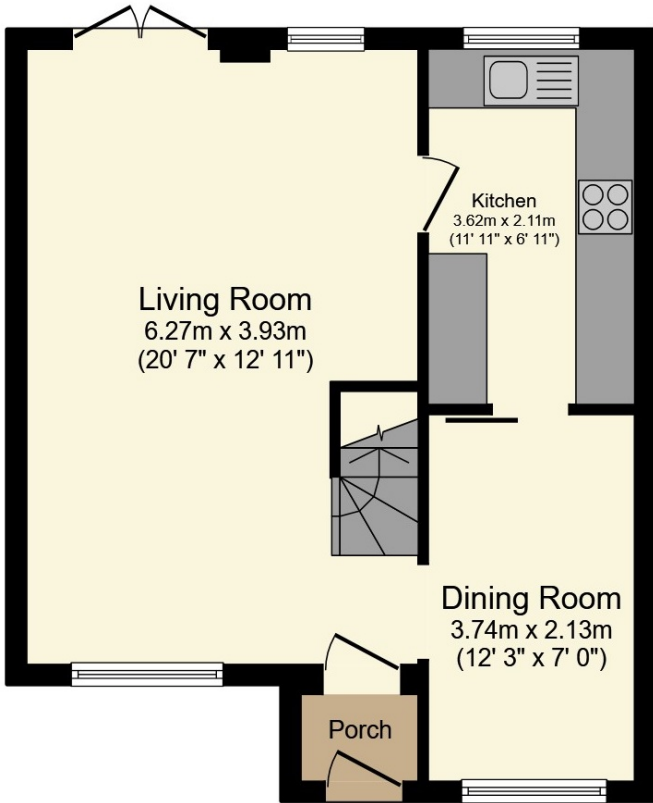
Broadband

Up to 61 Mbps

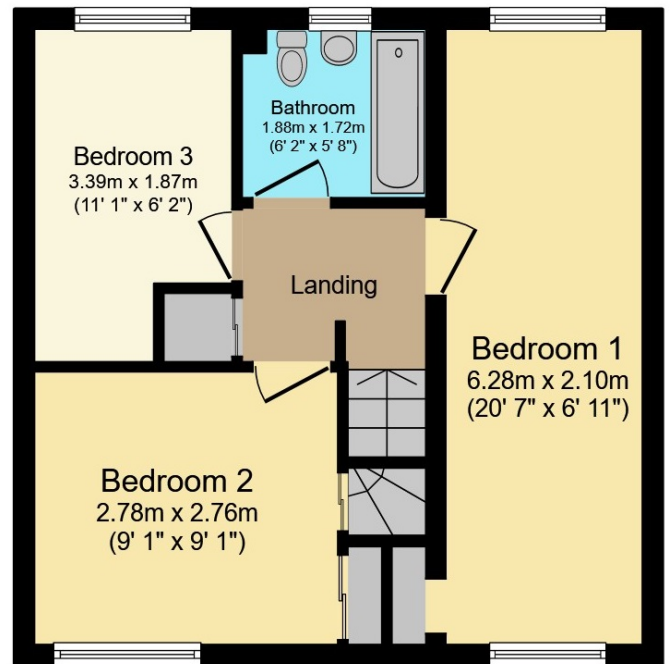


Council Tax

Band C

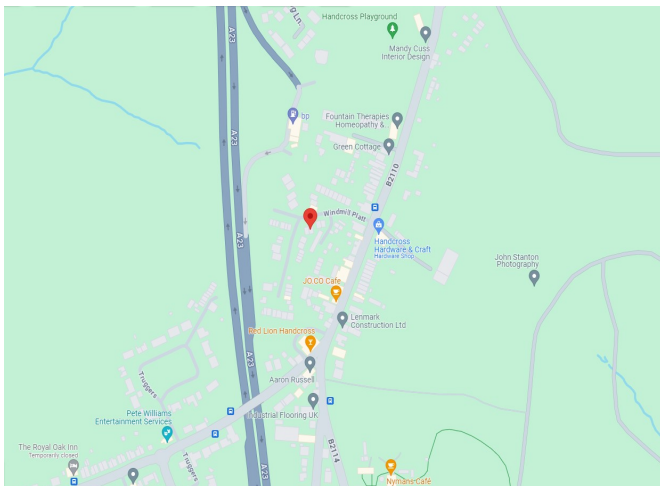


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
882 sq ft / 82 sq m

EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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