

**High Street
Handcross, RH17 6BL**

**Asking Price Of
£450,000**

**01444 474447
brocktaylor.co.uk**

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

High Street, Handcross, RH17 6BL



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LOCATION

Handcross High Street 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 café 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.

PROPERTY

Tenure: Freehold

The front door opens into a hall, which has stairs leading to the first floor and doors opening to both reception rooms, which have picture rails, a common theme throughout. To the front of the property is the sitting room, which has a large bay window flooding the room with natural light and a wood burning stove*, with an exposed brick surround. There is also a wood burning stove* in the living room, which is open plan to the extended kitchen/diner, making this a great house for entertaining. The kitchen was recently replaced, is flooded by light via the Velux windows in the ceiling, has a range of appliances* and space for a large table, with views over the 100ft+ rear garden. Completing the ground floor

accommodation is the WC. To the first floor you will find two large double bedrooms, with bedroom 3 boasting an original cast iron fireplace and the recently refitted family bathroom, which has a separate bath & shower cubicle and a cupboard which could house your washing machine and tumble drier. To the second floor is the impressive main bedroom, which boasts a large amount of built in wardrobes and a modern en suite shower room.

OUTSIDE

To the front of the property is a path leading to the front door, which has an original tiled step and a well kept walled garden, which is mainly shingle, with planted pots providing a splash of colour. When stepping into the rear garden, you find yourself on a brick paved patio, which is perfect for barbecues in the summer months. This leads on to an expanse of lawn, which measures in excess of 100ft. Beyond the wall running along the right hand side of the boundary, the garden opens up, doubling in width with a summer house* that has isolated power and lighting. This area is rented from the National Trust, an agreement that we believe will be transferred to the new owner.

*available by separate negotiation





Buses

1 minute walk



Shops

High Street



Trains

Balcombe – 3.7 miles
Crawley – 5.2 miles



Airport

Gatwick
10.3 miles



Roads

M23
2.3 miles



Sport & Leisure

Cottesmore Hotel Golf &
Country Club
3.5 miles



Rental Income

£1,800 pcm



Schools

Handcross Primary
Warden Park



Broadband

Up to 67 Mbps

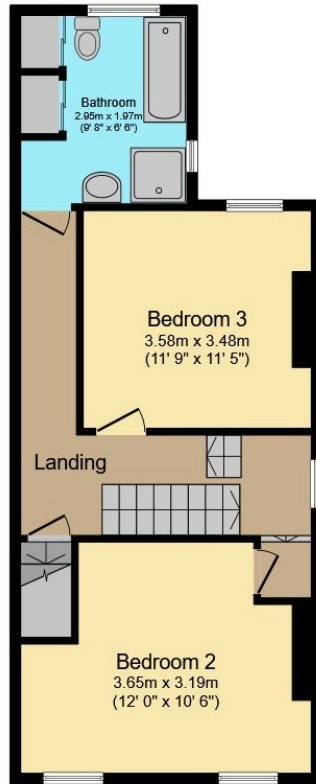


Council Tax

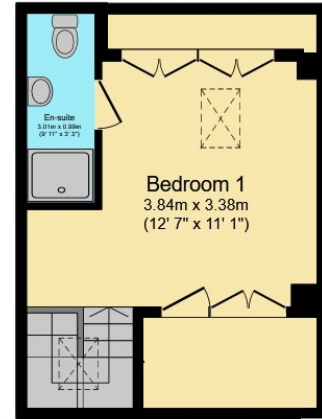
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Ground Floor

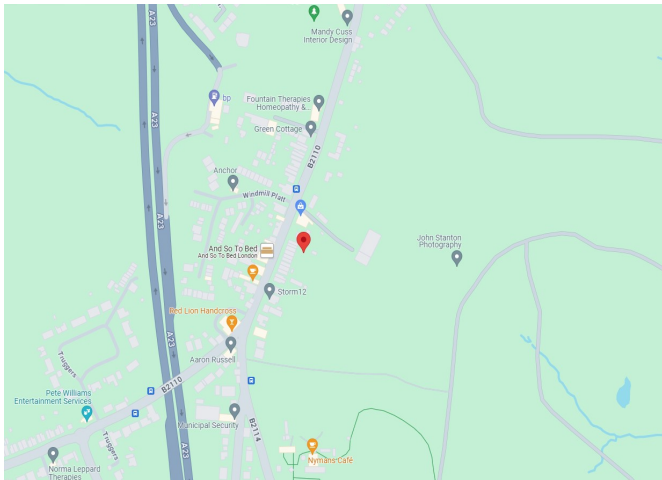


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,452 sq ft / 135 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(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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