



**No.3 Swallows Gate
Mannings Heath, RH13 6GQ**

**Asking Price Of
£625,000**

**01403 272022
brocktaylor.co.uk**

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

No.3 Swallows Gate, Mannings Heath, RH13 6GQ



LOCATION

Swallows Gate is an exclusive collection of just 9 new homes, set within the popular village of Mannings Heath, just over 2 miles from the centre of Horsham. The village features a picturesque cricket green, that hosts regular matches, with a modern pavilion and is only a short walk from Mannings Heath Golf & Wine Estate, which features a championship 18 hole golf course, and an additional 9 hole course. For shopping there is a convenience store, also a regular bus service connects the village to Horsham town centre and runs to Brighton, and several villages in between. The market town of Horsham features a wide range of restaurants, bars and coffee shops, in addition to an Everyman Cinema and The Capitol Theatre, that hosts a wide choice of plays, musicians, shows and comedians. The town also offers a twice-weekly farmers market and a wide range of independent retailers and major High Street brands, including John Lewis, Oliver Bonas, Dunelm and both Waitrose & Sainsbury supermarkets. Horsham station offers a direct service to London Victoria in approximately 55 minutes, with Gatwick Airport only 20 minutes away enhancing the appeal of this tranquil yet well connected development.

ACCOMMODATION SUMMARY

This exceptional property seamlessly combines traditional and modern design, with attractive exterior timber detailing and feature floor to ceiling windows. The ground floor features underfloor heating with luxury laminate flooring that flows from the welcoming entrance hall with cloakroom and utility cupboard

into a stylish kitchen and spacious living/dining room. The contemporary style kitchen provides extensive stone worktops, integrated Siemens appliances and a breakfast area. The spacious living/dining room enjoys a light aspect with bi-fold doors that open to a laid to lawn garden and patio. The first floor features a superb bedroom suite with a feature full height window, fitted wardrobes and a luxury en-suite shower room. There are two further double bedrooms, as well as a family bathroom with modern Hansgrohe fittings, vanity unit and full height mirror.

GARDEN & PARKING

The property is set within a beautifully landscaped courtyard of just nine houses, with attractive block paving, landscaping, illuminated pathways and extensive parking for both residents' and visitors. This property benefits from both under croft parking in an Oak framed barn, and an additional parking space, that are serviced by an EV charging point. To the rear there is an attractive Indian sandstone patio, that leads to an area of freshly turfed garden, with an outside water tap, lighting and a timber storage/bike shed. The garden is enclosed by fencing, enjoys an attractive open rear aspect with secure gated rear access.

ADDITIONAL INFORMATION

Tenure: Freehold

Service Charge: Please note that there is an estimated Estate Management Charge of £500 per annum.





Buses

2 minute walk



Shops

Convenience Store
0.4 miles



Trains

Horsham – 2.8 miles
Littlehaven – 3.4 miles



Airport

Gatwick
13.9 miles



Roads

M23
5.7 miles



Sport & Leisure

Pavilions in the Park
3 miles



Rental Income

£2,000 pcm



Schools

St Andrews C of E Primary
The Forest School
Milais



Fibre Broadband

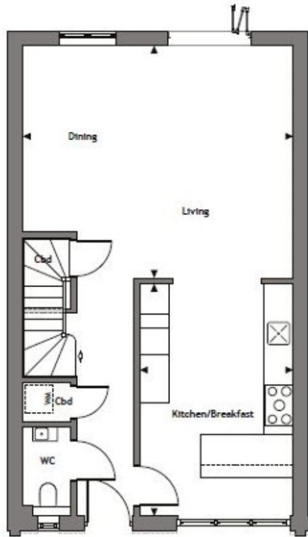
Up to 910 Mbps



Council Tax

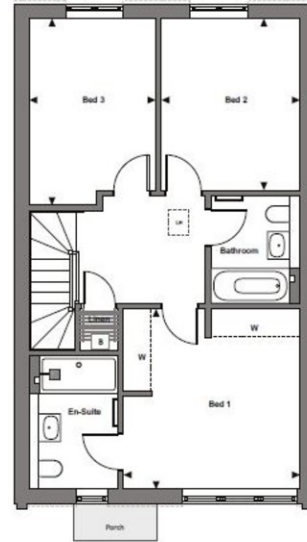
Band E

Plot 3 Ground Floor



Living/Dining	5.88m x 5.02m	19'3" x 16'5"
Kitchen/Breakfast	3.33m x 4.97m	10'9" x 16'3"

Plot 3 First Floor

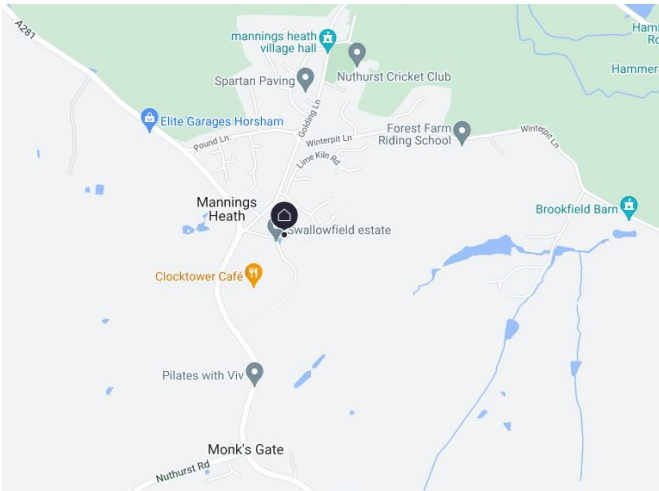


Bedroom 1	3.83m x 3.88m	12'6" x 12'7"
Bedroom 2	2.75m x 4.06m	9' x 13'3"
Bedroom 3	3.00m x 3.71m	9'8" x 12'2"

Gross Internal Area
119.4m² 1285ft²

Please note layouts are indicative only. Please check with sales team for detailed layouts.

Map Location



Total Approximate Floor Area
1,285 sq ft / 119 sq m

EPC Rating

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