



**Lime Kiln Road
Mannings Heath, RH13 6JH**

£675,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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THE LOCATION

The property is set in this highly sought-after village, just over 2 miles to the South East of Horsham, with a daily bus service that runs between Brighton and Horsham town centre (No 17). The village features the highly regarded Mannings Heath Golf & Wine estate, with a bar & restaurant open to local residents, and two spectacular golf courses. The village also has a pretty Cricket Green, and is surrounded by attractive countryside, ideal for long country walks or cycle rides. Horsham's busy town centre offers a wide selection of bars, restaurants and coffee shops, with twice-weekly markets, an Everyman Cinema & The Capitol Theatre, with a wide selection of shows and performers. Horsham also has a wide selection of shopping facilities, from independent retailers, to major High Street brands, including John Lewis, as well as a main line station offering a direct service to London Victoria.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, that has been extended to create well-presented and flexible living accommodation, providing annex potential. There is a spacious entrance hall, with an adjacent study/bedroom, that would make an ideal play room, or home office. The living/dining room, offers a large open-plan space, with ample space for both

sofas and a dining table. A feature fireplace adds character. An inner hallway allows access to a contemporary fitted kitchen, equipped with a good range of modern base & eye level units and a central island, that in turn leads into a large double-glazed Conservatory. The main bedroom suite, features a contemporary en suite shower room and walk-in wardrobe equipped with an excellent range of fitted shelving and hanging space. There are two further double bedrooms, that flank a modern white bathroom suite and a utility/storage room.

PARKING & GARDENS

The property is set on a good-sized, secluded plot, with a gravel driveway to the front of the property providing driveway parking for multiple vehicles, with a raised brick retaining wall, mature flower beds and hedging. There is dual side access, with concealed storage to the Northern side and a gated storage area to the Southern side. Both sides lead into an attractive secluded rear garden, that has a sheltered patio area set adjacent to the side of the conservatory and further patio area with steps rising to an area of lawn, with mature flower and shrub borders, fencing and hedging. The garden also features a timber outbuilding, currently used for storage, that could be adapted to create a home office or gym.





Buses

4 minute walk



Shops

Elite Garage & Store
0.5 miles



Trains

Horsham
2.8 miles



Airport

Gatwick
13.1 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
2.9 miles



Rental Income

£2,200 pcm



Schools

St Andrew's Primary
The Forest School
Millais



Broadband

Up to tbc Mbps

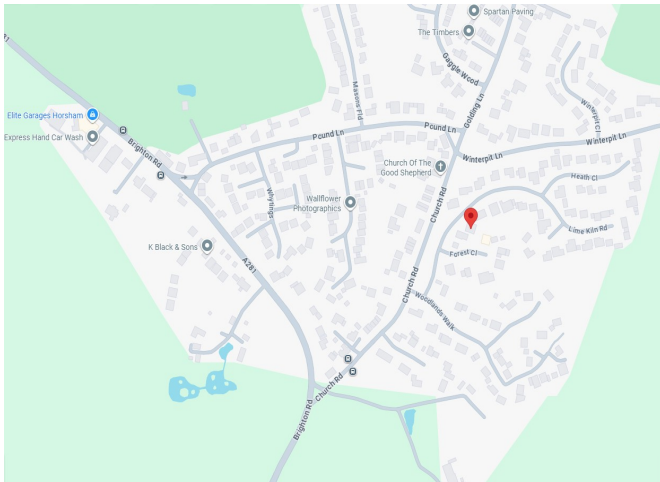


Council Tax

Band G



Map Location



Total Approximate Floor Area
1,466 sq ft / 136 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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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