



The Old Post House
Brighton Road, Mannings Heath, West Sussex, RH13 6HZ
Offers over £345,000 Freehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

The Old Post House, Brighton Road, Mannings Heath, Horsham, West Sussex, RH13 6HZ

Believed to date back to at least the 1840's, is this splendid semi-detached character house, formerly the village Post Office until the late 1930's. The accommodation is surprisingly spacious and comprises, on the ground floor, an entrance hall off which is a cloakroom, a 20ft living room, a separate dining room and a kitchen/breakfast room. To the rear of the property there is a double glazed conservatory. On the first floor there are three bedrooms and a good sized shower room. The property benefits from a propane gas fired heating system to radiators in addition to which there is a wood burning stove in the living room. At the front of the property there is hardstanding providing off road parking for one car and to the rear, there is a small enclosed courtyard. The property does need modernisation and improvement, but is offered for sale with the benefit of no ongoing chain, and the vendors sole agents, Courtney Green strongly recommend an internal inspection.

The accommodation comprises:

Double glazed **Front Door** to

Entrance Hall
With side aspect, ceramic tiled flooring, understairs cupboard.

Cloakroom
Side aspect. Low level WC, wash hand basin.

Kitchen/Breakfast Room
Double glazed triple aspect. Fitted with a range of base and wall mounted cupboards and drawers in cream finish with complementing worktop surfaces incorporating a 1 1/2 bowl sink unit with chromium monobloc tap, stainless steel four ring gas hob with electric double oven under, concealed filter hood over, integrated Nef dishwasher and washing machine, space for a fridge/freezer, ceramic tiled flooring, stable door to

Conservatory
Double glazed with sliding patio doors to the Courtyard garden, radiator, ceramic tiled flooring.

Dining Room
Double glazed, double aspect to the front and side with feature porthole window to the front. Chimney breast with moulded fire place surround having a quarry tiled hearth and side cabinet with display unit, radiator, two wall lights.

Sitting Room
Double glazed front aspect and double glazed French doors to the courtyard garden. Chimney breast with fireplace surround housing cast iron wood burning stove on a quarry tiled hearth, mock beam ceiling, radiator, door to Entrance Hall, trap door to **Cellarage** With stone steps down to the open area with light and power, numerous shelves. We are informed that this is a relatively dry but extremely useful storage space.

From the **Entrance Hall** the staircase rises to the **First Floor Landing** with cupboard housing Bosch propane gas fired boiler.

Bedroom 1
Double glazed front aspect. Semi vaulted ceiling, chimney breast with moulded fireplace surround with cupboard space.

Bedroom 2
Double glazed front aspect, semi vaulted ceiling, chimney breast.

Bedroom 3
Double glazed rear aspect, radiator.

Shower Room
Double glazed rear aspect. oversized shower cubicle, chromium thermostatic shower control, wall bracket and hand shower, vanity unity with inset wash hand basin with cupboards under, back to wall WC, bidet, wall mounted mirror, radiator, chromium towel warmer, storage cupboard.

OUTSIDE
The property faces the A281 and to the front there is a small area of shrub garden, crazy paved hard standing provides off road parking. Side access leads to a rear courtyard with built in storage shed and wooden unit housing propane gas bottles. Gated access leads to the rear walled and paved Courtyard garden.

Council Tax Band— E

Ref: 25/5750/0104

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

