



Burnt Oak | Royal Oak Country Park, Wineham Lane | Henfield | West Sussex | BN5 9AY

H.J. BURT
Chartered Surveyors : Estate Agents

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Asking Price: £190,000 to £195,000 | Leasehold

- Luxury 2 bedroom holiday lodge with shower room and bathroom
- Small select development of 38 similar units
- Situated about four miles from Henfield in a rural hamlet
- Lovely grounds including a picturesque lake
- Fully fitted kitchen and triple aspect living room. Utility area
- South facing verandah. Lovely views
- Please note. Cash buyers only. Not mortgageable

Description

The property comprises a delightful, detached lodge cottage constructed by Tingdene Park Homes to their 'Elite' design approximately fourteen years ago being one of the first constructed on this popular holiday park. The property is pleasantly sited at the beginning of the development, close to a picturesque lake and within the highly desirable rural hamlet of Wineham. There are two good sized bedrooms, one with a large walk-in wardrobe and an ensuite, a further bathroom, utility area and a lovely triple aspect living room with a fully fitted kitchen area. There is a South facing verandah, with lovely views over the park and towards the South Downs. There are also two parking spaces, remote controlled entrance gate, whilst the LPG boiler was replaced around three years ago. Well behaved pets are allowed on the park and there are numerous country walks nearby.

A covered porch with a UPVC door leads to Entrance Hall and to the Living Room, a fine triple aspect room with double glazed windows and skylights plus a double glazed casement door to the South facing verandah. The Kitchen is fully fitted in a range of white fronted units with matching cupboards comprising single drainer stainless steel sink top, with tiled splashback. Baumatic double oven with domino gas hob and brushed extractor and splashback. Further work surface with drawers and cupboard under, integrated fridge and freezer plus dishwasher, vinyl flooring. The Hall has an access panel to roof space and Utility area that has a stainless steel sink top, cupboard under, space and plumbing automatic washing machine. Cupboard housing Worcester Bosch LPG gas boiler (approx three years old). The Bathroom fitted in the white suite comprising panelled bath with separate shower, tiled surround, wash hand basin set in vanity unit and low level WC. vinyl flooring and double glazed window with obscured glass. and Advent extractor fan. The Main Bedroom has a double glazed window with pleasant outlook. Large walk in

wardrobe with hanging and shelving plus ensuite shower room with moulded shower cubicle WC, wash hand basin set in vanity unit with tiled splashback. Advent extractor and double radiator. The second Bedroom has a fitted double wardrobe cupboard locker storage double glazed window.

Location

Royal Oak Country Park is situated along Wineham Lane connecting in the South with the Wheatsheaf Road leading to Henfield Village and to the North with the A272 which provides links to major routes and centres including the A23 and Gatwick. The property is within convenient walking distance of the popular Royal Oak pub and driving distance of Henfield which offers a wide range of facilities is approximately 4.5 miles. The old market town of Horsham is approximately 12 miles distance and offers an extensive range of shops, trades, facilities and mainline railway station, whilst Haywards Heath with a similar range of facilities and train station (London Victoria approximately 45 minutes) is just under 8 miles to the East. The A23/M23 is approximately 4.5 miles distance and provides good connections to Gatwick airport (approximately 21 miles). The M23 thereafter connects to the M25 national motorway network to the North, and South the A23 connects to the coastal city of Brighton (approximately 13 miles) with its extensive range of shopping and recreational facilities.

Information

Property Reference: HJB02811

Photos & particulars prepared: May 2024 (Robert Turner MNAEA)

IMPORTANT NOTE: Purchasers are able to occupy the property for eleven months of the year (as the park is closed from the 4th January to the 4th February each year) and maintain a second dwelling for use when the park is closed. Purchasers should be 50 years of age or older, cash buyers and, we understand are unable to sub-let, however, family and friends are welcome to stay in your lodge. The property would be available with the remainder of the original 50-year lease and the occupation is subject to a pitch fee of around £3500 per annum plus utilities (water, electricity, rates, Calor gas for heating and cooking, plus Wi-Fi and entrance gate electronic key). Last year for this particular property, the pitch fee and all utilities totalled £4592 for the year (excluding the Wi-Fi and gate access). Please note, purchasers would be unable to obtain a mortgage.



Directions

Heading north from the Henfield Road (B2116), proceed to Wineham along Wineham Lane, passing Frylands Lane, where the country park will be found on the left just along from The Road Oak Public House. What Three Words: <https://w3w.co/excavated.makeovers.cubes>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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    Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



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Total Area: 75.1 m² ... 808 ft² approximately
All measurements are approximate and for display purposes only
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