



Connells

Lark Rise
Turners Hill



Property Description

This award winning Residential Park for persons (50+) has been skillfully landscaped to preserve the woodland setting of the estate. The village of Turners Hill, with the usual shopping facilities, is approximately 1 mile away and buses going to Crawley and East Grinstead pass the entrance to the Park. Easy access to the M23 provides road links with London, the South Coast and nearby Gatwick Airport. The Park has its own general store and licensed club and close by local sporting facilities include golf, squash, fishing and swimming. Cats only are considered at Turners Hill Park (one per home).

Entrance Hall

Double glazed door to the front, radiator.

Lounge

11' 8" x 9' (3.56m x 2.74m)

Dual aspect double glazed window to the front and to the rear, carpet and radiator.

Dining Room

9' 8" x 8' 5" (2.95m x 2.57m)

Double glazed window to the rear, electric heater, built-in-breakfast bar, carpet, double glazed door leading to:

Utility Room

Double glazed windows to the front and side, pedestrian double-glazed door to the side.

Kitchen

9' 8" x 6' 9" (2.95m x 2.06m)

A fitted kitchen with a range of base and eye level units, stainless steel one bowl sink drainer with mixer tap and work surfaces surrounding, electric oven, gas hob with stainless steel cooker hood over, space for fridge and freezer, tiled splashback, two double glazed windows to the side, and wooden effect flooring.

Bedroom One

9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed window to the side, carpet and electric heater.

Shower Room

Double glazed window to the rear, shower cubicle with power shower, wash hand basin, low level WC, chrome ladder style radiator, extractor fan and vinyl flooring.

Front Garden

Driveway parking to the front for one car.

Rear Garden

Wrap around garden, patio area, shingle seating area, areas laid to lawn with shrub and shingle borders and shed.

Pets

Dogs are not allowed to reside it the park. However, nothing in the Park Rules prevents you from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

Cats: Considered - Not more than one domestic cat. You must not allow it to despoil the park.

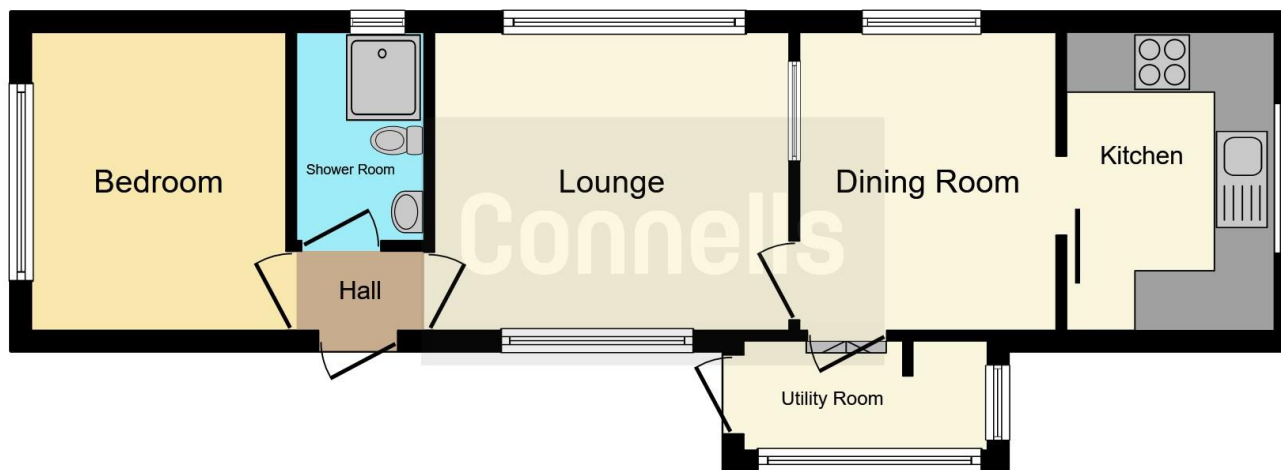
Sub-Letting

Please note that sub-letting is not allowed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP404034

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Directions to this property:

Head west from our Copthorne branch, Copthorne Bank, turn left onto Brookhill Road, take first exit on round about onto Copthorne Common Road A264. Take third exit from round about onto Turners Hill Road, turn left onto East Street, turn left onto Siskin Avenue. Turn right onto Nightingale Lane, then left Turtledove Avenue, follow the road around and you will find 4 Lark Rise on the left-hand side.

EPC Rating: Exempt

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: COP404034 - 0004