RAYNERS
TOWN & COUNTRY

MANTLEMASS COTTAGES

TURNERS HILL, WEST SUSSEX, RH10 4NZ

12 MANTLEMASS COTTAGES, LION LANE, TURNERS HILL, WEST SUSSEX, RH10 4NZ

OIEO £325,000

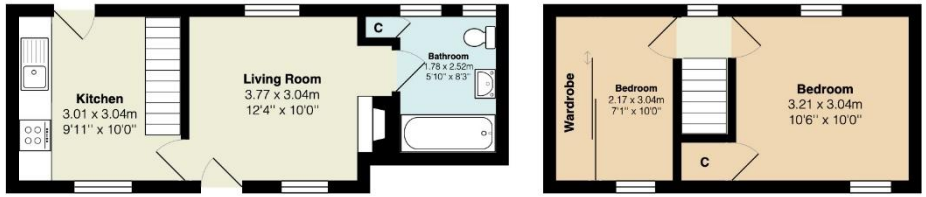
Offered to the market for the first time in over 37 years, this charming detached two-bedroom cottage requiring modernisation is located on the outskirts of the semi rural in a conservation area, in the village of Turners Hill and is available **chain free**.

Though cozy in size, the property sits on a generous plot with a large, well-maintained garden, providing ample outdoor space. To the front, there is the added benefit of off-street parking.

Inside, the first floor features two double bedrooms, while the ground floor offers a country-style kitchen and a cozy living room complete with a feature fireplace and wood-burning stove. The living area leads to a conveniently located downstairs bathroom

This character-filled cottage presents a wonderful opportunity for those seeking a village setting with potential to personalize and extend (subject to planning permission).

12 Mantlemass



Total Area: 45.6 m² ... 491 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold **Local Authority: Mid Sussex** **Council Tax Band: C** **EPC Rating: E**

Please note this property is owned by a staff member of Rayners.

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: 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 the property. R772

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