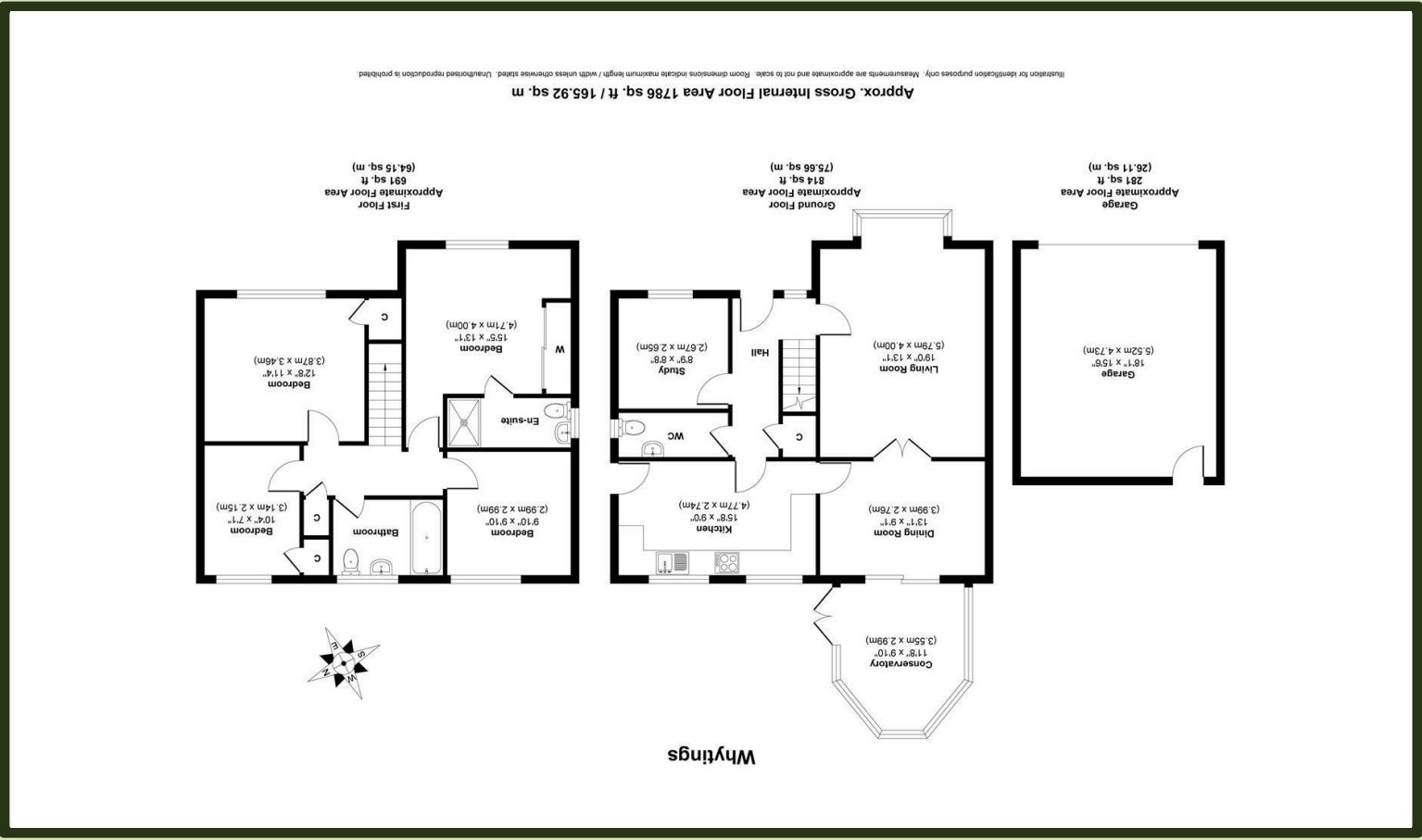




6 Whytings, Mannings Heath, West Sussex, RH13 6JZ



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Tel: 01403 270270

woodlands

Energy Efficiency Rating			
England & Wales			
EU Directive 2002/91/EC			
Not energy efficient - higher running costs	G (1-20)		
	F (21-25)		
	E (26-34)		
	D (35-44)		
	C (45-54)		
	B (55-67)		
	A (68-100)		
	Very energy efficient - lower running costs		
	Current		
	Potential		

LOCATION: The Village of Mannings Heath is ideally located just a couple of miles south of Horsham, but with easy access to London, Gatwick and Brighton. This vibrant village has an active community with regular events being held by local groups such as open air-theatre on the green, quiz nights and summer fetes, there is a regular bus service to Horsham and Brighton, championship Golf course & Wine estate, and local convenience shop and petrol station. The village is within the school catchment area for St Andrew's Primary School Nuthurst, with a local school bus pick up just a few yards from the property. The property is also within the catchment of Forest and Millais Secondary Schools.

DIRECTIONS: From Horsham proceed in an Easterly direction along the Brighton Road (A281). Proceed into the village of Mannings Heath and turn left into Pound Lane with the Public House on the corner. Whytings is then the first turning on the right.

COUNCIL TAX: Band G.

EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

MISREPRESENTATION ACT



Situated in the highly sought-after village of Mannings Heath and offered with no onward chain, this substantial four double bedroom detached family home provides generous living and sleeping accommodation and a large garden making it the perfect home for a modern family.

Whytings is a popular cul-de-sac in the heart of this quintessential Sussex village, where homeowners can enjoy the relaxed, quiet pace of village life whilst being just a few minutes drive from Horsham, with all the benefits of a vibrant market town close at hand. There are stunning local walks, a Championship Golf course and wine estate, micro breweries and a popular village green all on your doorstep. The country idyll!

Set back from the road and offering a spacious corner plot, the property is approached by a tarmac driveway accommodating several cars, and a detached double garage with electric door. A covered storm porch leads into a bright and spacious entrance hall with a guest cloakroom. To the front of the property is a study/home office on one side of the entrance hall and a large living room to the other. This is an excellent space for a family to enjoy with feature bay window, an attractive wood burning stove and glazed double doors separating this room from the dining room beyond. From the dining room, sliding patio doors lead through to a conservatory, creating another reception space that can be used throughout most of the year with French doors leading out to the garden. The kitchen is to the rear of the property, with an excellent amount of cupboard space with base and wall units, a freestanding range cooker, and space for a breakfast table and chairs.

From the hallway, stairs lead to the first floor. The bedrooms range in size - from a small double to a large principal suite that also benefits from a modern en-suite shower room. A modern family bathroom, finished in neutral tones, completes the internal accommodation.

The garden is another highlight to this home - making the most of this corner plot, there is plenty of room for a family to enjoy the summer months with outdoor entertaining and al-fresco dining, with brick walls and tall conifers making this a particularly private space.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

GUEST CLOAKROOM

LIVING ROOM 13'01" x 19'0" (3.99m x 5.79m)

DINING ROOM 13'01" x 9'01" (3.99m x 2.77m)

CONSERVATORY 9'10" x 11'08" (3.00m x 3.56m)

KITCHEN 15'08" x 9'0" (4.78m x 2.74m)

STUDY 8'09" x 8'08" (2.67m x 2.64m)

FIRST FLOOR

LANDING

BEDROOM 15'05" x 13'01" (4.70m x 3.99m)

EN-SUITE SHOWER ROOM

BEDROOM 12'08" x 11'04" (3.86m x 3.45m)

BEDROOM 9'10" x 9'10" (3.00m x 3.00m)

BEDROOM 7'01" x 10'04" (2.16m x 3.15m)

FAMILY BATHROOM

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 15'06" x 18'01" (4.72m x 5.51m)

REAR GARDEN

NO ONWARD CHAIN



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