



Lime Kiln Road, Mannings Heath, West Sussex, RH13 6JH





It's rare for a bungalow of this size and location to come to the market, offering flexible living accommodation in a highly desirable area - set in the heart of Mannings Heath.

This spacious four bedroom detached property is brought to the market with no onward chain and would make an excellent family home. Offering excellent scope for the new owners to update and enhance or would equally suit a couple looking to retire and enjoy the ease of bungalow living and the peaceful pace of village life. Mannings Heath is one of the most sought-after locations in the area. An attractive village surrounded by glorious Sussex countryside, but being just a few miles from Horsham offering all the convenience of a thriving market town.

Approached by a driveway with parking for three cars in front of a semi-detached double garage with electric garage door. An attractive arched covered storm porch leads into a bright and welcoming entrance hall with a double cupboard for storing coats and shoes and guest cloakroom with shower. Double doors lead into the main living space of the house - enjoying triple aspects, a wood burning stove and patio doors leading from the dining area to the back garden. The kitchen/breakfast room is fitted in a range of wall, base and drawer units with room for a small table and chairs. A door leads to a separate utility room with an extra sink and additional worktop space with a door leading to the rear of the property.

The property boasts four bedrooms - three being doubles, with the principal bedroom benefitting from an en-suite shower room. The fourth bedroom would work well as a single or as a study/home office. A good size family bathroom completes the internal accommodation.

Outside, there is a generous L-shaped garden to the rear catching the sun through most of the day. With a large patio to the side of the lounge, a well-tended lawn, a brick wall providing character and mature borders offering a good degree of privacy. This is the perfect spot for outdoor entertaining and dining.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

GUEST CLOAK/SHOWER ROOM 6'0" x 5'03" (1.83m x 1.60m)

LIVING ROOM 18'05" x 13'01" (5.61m x 3.99m)

DINING ROOM 9'10" x 12'05" (3.00m x 3.78m)

KITCHEN 15'09" x 12'01" (4.80m x 3.68m)

UTILITY ROOM 4'10" x 5'05" (1.47m x 1.65m)

BEDROOM ONE 13'04" x 16'-6" (4.06m x 4.88m-1.83m)

EN-SUITE 7'05" x 4'03" (2.26m x 1.30m)

BEDROOM TWO 10'07" x 11'11" (3.23m x 3.63m)

BEDROOM THREE 9'09" x 8'08" (2.97m x 2.64m)

BEDROOM FOUR 10'08" x 7'06" (3.25m x 2.29m)

BATHROOM 6'08" x 8'08" (2.03m x 2.64m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

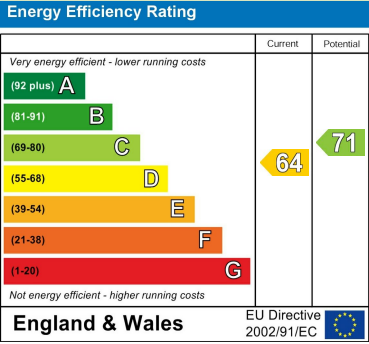
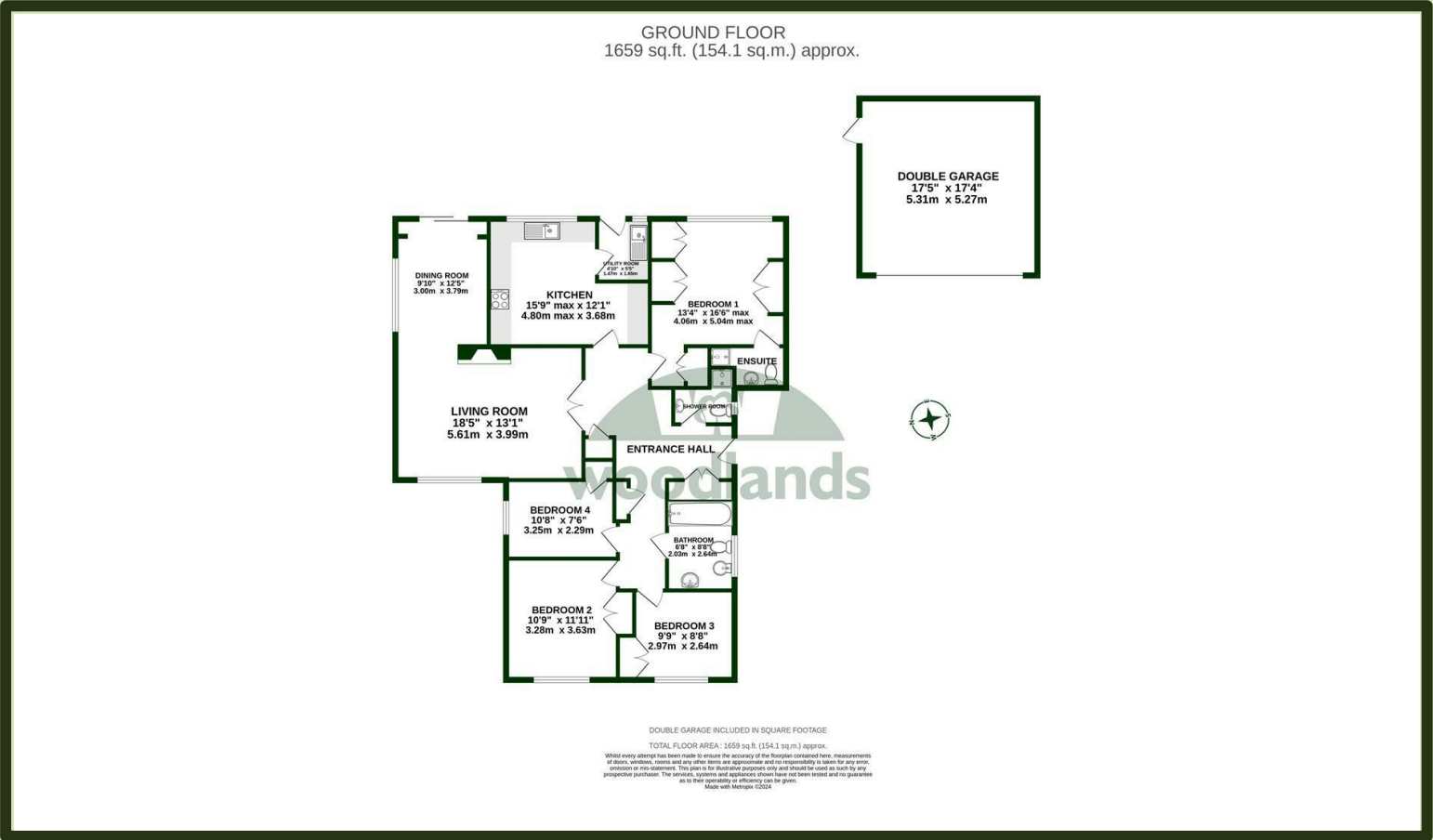
DOUBLE GARAGE 17'05" x 17'04" (5.31m x 5.28m)

REAR GARDEN

NO ONWARD CHAIN



www.woodlands-estates.co.uk



AGENTS NOTE: We have been informed by the sellers that the property was underpinned in 1991 due to structural movement. This was fully repaired under insurance but the property may be liable to a higher insurance premium because of this previous issue.

LOCATION: The Village of Mannings Heath is ideally located just a couple of miles south of Horsham, and 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 championship golf course & wine estate, local convenience shop and petrol station, and a regular bus service to Horsham and Brighton. The village is within the school catchment area for St Andrew's, Primary School Nuthurst, with a local school bus pick up just a short walk away. 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 passing the Public House on the left hand side. Take the next turning on the left into Church Road. Take the second turning on the right into Woodlands Walk and then first left into Lime Kiln Road.

COUNCIL TAX: Band G.

EPC Rating: D.

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.

MISREPRESENTATION ACT

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.