



Nuthurst Road, Monks Gate, West Sussex, RH13 6LG



woodlands





Brought to the market with no onward chain and tucked away in the peaceful hamlet of Monks Gate, just moments from the welcoming village of Mannings Heath, this detached three-bedroom home presents an exciting opportunity for those seeking a project with immense potential.

Set within a generous plot and enjoying open views across neighbouring fields, the property offers scope to renovate, modernise, and extend (subject to the necessary consents), creating a truly bespoke home to suit your style and needs.

The property is framed with a mature hedge border and front lawn with pathway leading to the front door. Inside, the accommodation currently comprises a living room, dining room, kitchen with walk-in pantry and store cupboard, and a conservatory.

From the front door, stairs lead to the first floor with three bedrooms - two being spacious doubles and a family bathroom. The property is a blank canvas awaiting transformation.

Outside, there is a large garden area to the side of the property leading to a timber framed garage with space to park a car in front. To the rear of the property is an attractive courtyard garden area with brick-built tiled roof outbuilding.



The location is nothing short of idyllic: local countryside walks are quite literally on your doorstep, while the vibrant and historic market town of Horsham, with its array of independent shops, cafes, restaurants, and excellent transport links, is just a short drive away. Mannings Heath itself boasts a strong sense of community, village charm, and access to beautiful open spaces, making it a wonderful place to put down roots. Whether you're an experienced renovator or simply have a vision for your perfect home in the country, this property offers the rare chance to combine potential, location, and lifestyle in one enticing package.





**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**ENTRANCE HALL 3'08" x 3'03" (1.12m x 0.99m)**

**LIVING ROOM 11'02" x 12'0" (3.40m x 3.66m)**

**DINING ROOM 11'01" x 12'0" (3.38m x 3.66m)**

**KITCHEN 8'09" x 11'06" (2.67m x 3.51m)**

**UTILITY ROOM 4'0" x 5'01" (1.22m x 1.55m)**

**PANTRY 4'0" x 4'11" (1.22m x 1.50m)**

**CONSERVATORY 9'03" x 6'02" (2.82m x 1.88m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 11'01" x 12'0" (3.38m x 3.66m)**

**BEDROOM TWO 11'03" x 12'0" (3.43m x 3.66m)**

**BEDROOM THREE 6'06" x 8'06" (1.98m x 2.59m)**

**BATHROOM 6'06" x 8'07" (1.98m x 2.62m)**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE 9'06" x 14'03" (2.90m x 4.34m)**

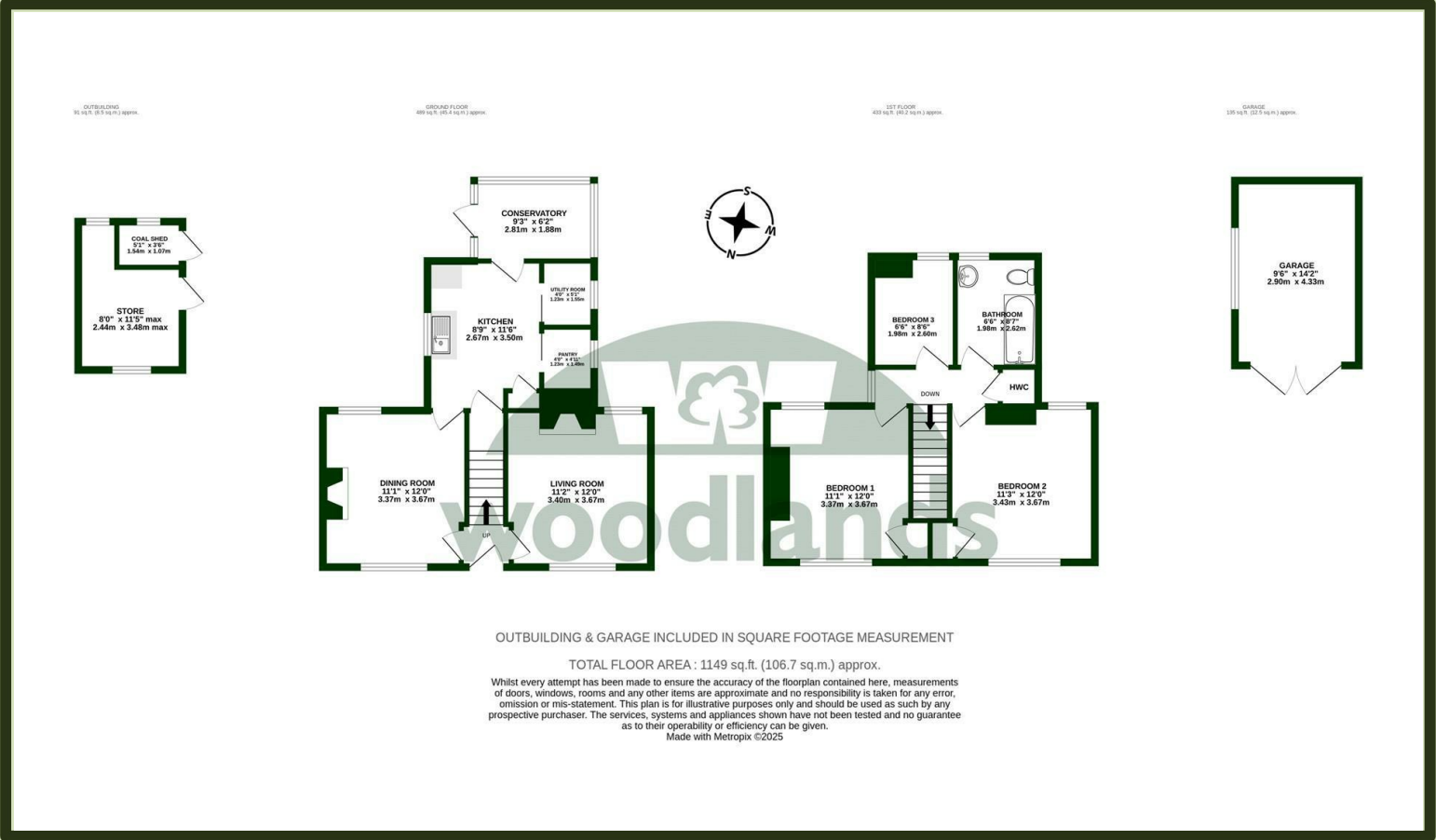
**OUTBUILDING/STORE 8'0" x 11'05" (2.44m x 3.48m)**

**COAL SHED 5'01" x 3'06" (1.55m x 1.07m)**

**NO ONWARD CHAIN**



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**DIRECTIONS:** From Horsham proceed in an Easterley direction out of town along the A281 Brighton Road. Pass the village of Mannings Heath and continue into Monks Gate. Turn right, following the signs to Nuthurst. Continue along this road, passing the turning for Coolhurst Close. You will then pass a row of houses on your left where the property will be found at the end.

**COUNCIL TAX:** Band F.

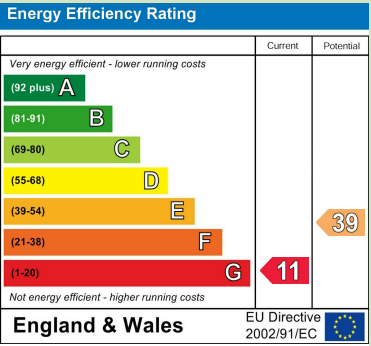
**EPC Rating:** G.

**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.**



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