



28 Rickwood Park Horsham Road, Beare Green, Dorking, Surrey,
RH5 4PP

Price Guide £83,500



- RELATIVELY NEW PARK HOME
- AGE RESTRICTED TO 40+
- ONE DOUBLE BEDROOM
- WHITE BATHROOM SUITE
- DOGS NOT PERMITTED

- POPULAR QUIET DEVELOPMENT
- NOT SUITABLE FOR FIRST TIME BUYERS OR MORTGAGE LENDING
- MODERN FITTED KITCHEN
- WRAP AROUND GARDEN
- NO ONWARD CHAIN

Description

This modern and very well presented one bedroom park home is offered to the market chain free. These Park homes are age restricted for those aged 40+ suitable for CASH buyers only. The property is ready to move into with nothing to do before moving the furniture in. Various benefits include double glazing windows and doors, recently fitted carpets and flooring with added advantage of gas fired central heating.

Accommodation comprises of a lounge, with square bay window to the front, promoting plenty of natural light. The kitchen situated to the centre of the property with a range of wall and base units, and worktop surfaces, perfect for those who like to prepare those special occasions when family and friends come for dinner. The double bedroom has plenty of storage with fitted wardrobes space to the entire side of the bedroom. The light and airy bathroom comes complete with a modern suite which includes a bath with shower over, perfect for those who prefer either. One benefit that this home has to offer is the garden which comprises a separate lawn and patio area, which wraps around the property, with a very handy free standing shed/storage. Rickwood Park Estates Ltd is a family owned site.

Situation

Set on the borders of Beare Green and the village of Capel, the property is within walking distance of a bus stop just opposite the site entrance. It is a stroll into the village of Capel where you will find the local petrol station, parish church, small convenience store and a primary school.

There are two local train stations nearby with Holmwood (1.2 miles) and Ockley/Capel (3.4 miles) from the property, both offering a commuter services into London.

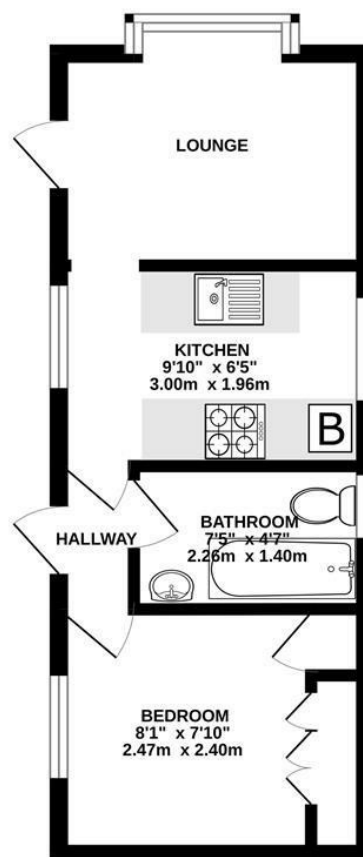
Dorking (5.7 miles) & Horsham (9.2miles) town centres each offer a comprehensive range of facilities.

The surrounding area offers some of the counties finest walking, riding and cycling countryside with Box Hill and Leith Hill within reach.

Tenure	Park Home
EPC	N/A
Council Tax Band	A
Pitch Fee	£229.57p pcm
Water Charges	£17.37p pcm
Parking Space	£9.75p pcm
Garage to rent	£37.50p pcm



GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 257 sq.ft. (23.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

