



**Cambridge Lodge Park, Bonehurst Road, Horley**

Guide Price **£100,000 - £110,000**



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- Stunning views overlooking fields
- One double bedroom
- Detached park home
- Spacious living area
- Raised decking area
- Well maintained wrap around garden
- Allocated and visitor parking
- No dogs allowed, cats allowed
- Council Tax Band 'A' and EPC 'E'

Introducing this beautifully presented, exceptionally well-maintained one-bedroom park home, located within the highly sought-after Cambridge Lodge Park and offered to the market with no onward chain.

Set behind its own private entrance, the home enjoys a delightful wrap-around garden with far-reaching views across open fields. External steps lead up to the front door, opening into a welcoming hallway that provides access to the kitchen, bedroom and bathroom.

The well-appointed kitchen offers ample wall and base units, integrated appliances, and space for additional freestanding items, all complemented by wooden worktops and modern laminate flooring. From here, you enter the spacious living and dining area, perfectly sized for a large sofa, coffee table, TV unit and a four-seater dining table. This bright and inviting room also features an electric fireplace and French doors opening onto a raised decking area, ideal for relaxing or entertaining.



The generous double bedroom enjoys wonderful views over the fields, where spotting local wildlife is a common treat. It includes large fitted wardrobes with plenty of room for extra furniture, and benefits from its own en-suite shower room complete with hand basin and heated towel rail.

Completing the accommodation is a separate modern WC fitted with a white suite and hand basin.

#### Agents Note:

Site Charge Approx. - £304.84 per month reviewed 1st April annually

Additional charges - share of water Approx. £15 per month

Electricity charged Quarterly as per use

Liquid Gas to be organised direct with company

Note to buyers: These properties are for purchasers over the age of 45. No dogs but cats are allowed

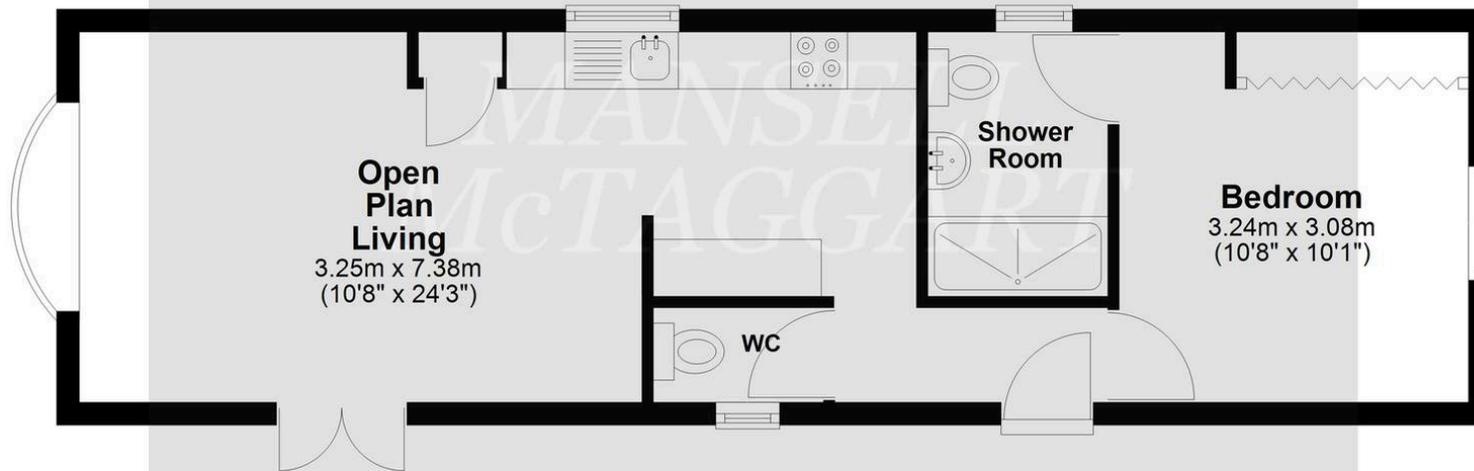
#### Location

Located midway between London and Brighton, the town of Horley lies south of the twin towns of Reigate and Redhill and north of Gatwick Airport and Crawley. The mainline station provides a regular train service to London and the South Coast. There is easy access to the M23 and A23 and the town is also linked to Redhill, Gatwick and Crawley via the Fastway bus service. A shopping centre, post office, library, variety of restaurants, leisure centre and recreation grounds can all be found within the local area. Nursery, primary and secondary schools are located across the town.



## Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 40.0 sq. metres (430.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

## Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents, and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.