



Cambridge Lodge Park, Bonehurst Road, Horley

In Excess of £100,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



- Cash buyers only - Over 45's only
- Sought-after Cambridge Lodge Park location
- Detached two double bedroom park home
- Upgraded to a high standard throughout
- Bright dual aspect living room
- Modern fitted kitchen
- Contemporary fitted shower room
- Well-maintained wrap around garden
- Council Tax Band 'A' and EPC 'G'

Introducing this beautifully presented two double bedroom detached park home, situated within the sought-after Cambridge Lodge Park development. Having been upgraded to a high standard throughout, the property offers well-proportioned accommodation and is ideally suited to buyers seeking a peaceful and low-maintenance lifestyle. Please note that the park is available to residents aged 45 and over, cats are permitted (dogs are not allowed), and the property is available to **cash buyers only**.

On approach, the property occupies an attractive wrap around plot with a well-maintained garden, creating a pleasant setting and providing a variety of seating and planting areas to enjoy throughout the year. Steps lead to the front entrance, while a parking space is conveniently located directly outside the home.

Internally, the accommodation is bright and welcoming throughout. The dual aspect living room enjoys an abundance of natural light, creating a comfortable space for both relaxing and entertaining. The fitted kitchen has been thoughtfully updated and offers a practical layout with ample storage and worktop space for everyday living.



There are two well-proportioned double bedrooms, both offering generous accommodation and versatility, whether used as sleeping accommodation, a guest room or hobby space. The property is further complemented by a modern fitted shower room, finished to a high standard with contemporary fixtures and fittings.

Externally, the wrap around garden has been well maintained, providing an attractive outdoor space that is easy to enjoy and ideal for those looking for lower maintenance gardening.

Cambridge Lodge Park is a popular residential park for the over 45s, offering a peaceful environment whilst remaining conveniently located for nearby shops, amenities and transport links.

Please note that the park is available to residents aged 45 and over, cats are permitted (dogs are not allowed), and the property is available to **cash buyers only**.

An internal viewing is highly recommended to fully appreciate the excellent condition, generous plot and quality of accommodation on offer.

Agents Note

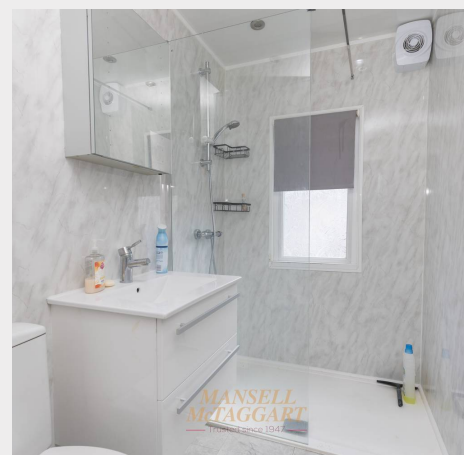
Annual Site Charge Approx. - £3,767.88 reviewed 1st April annually

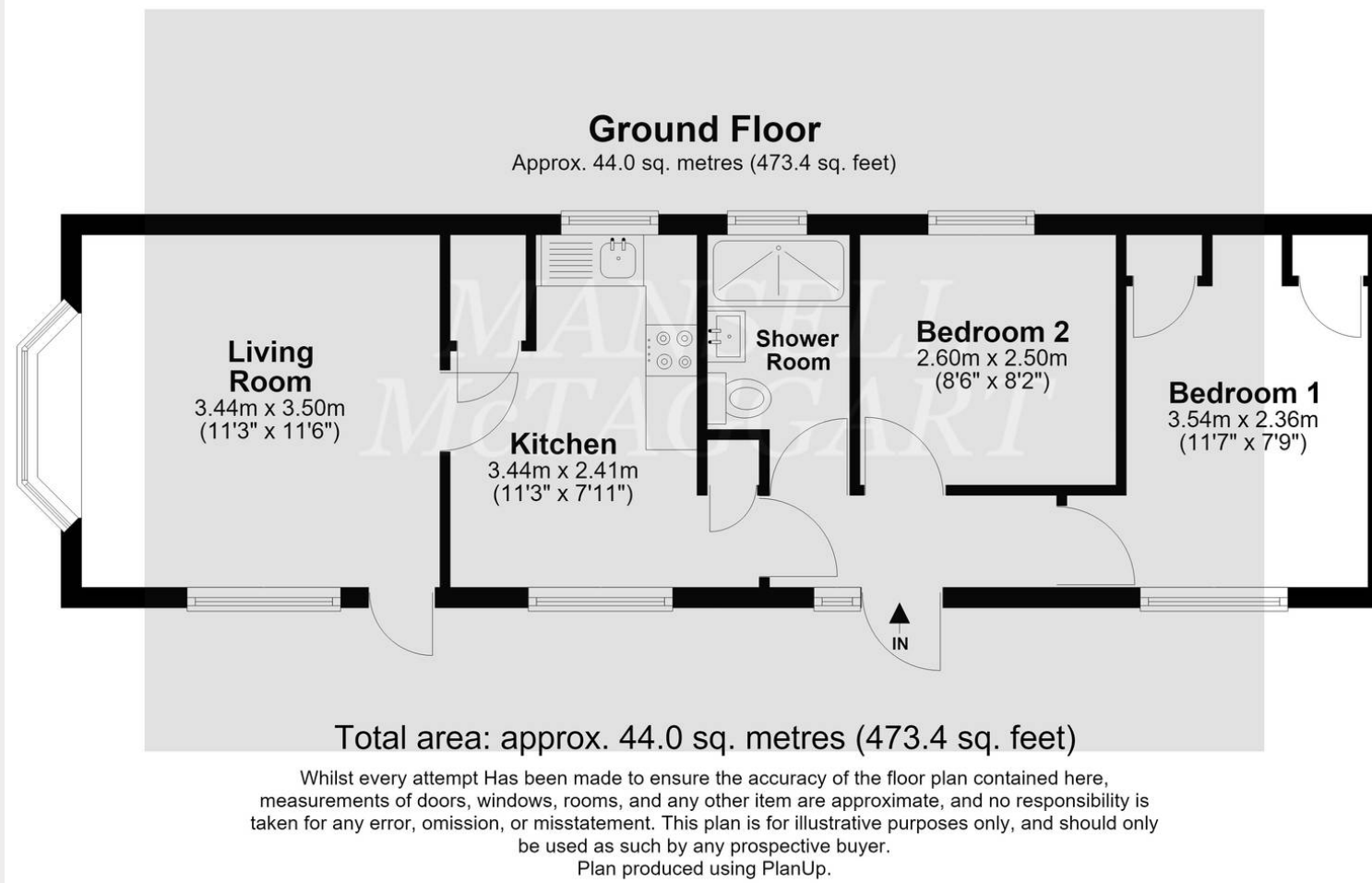
Additional charges - share of water Approx. £12 per month

Electricity charged Quarterly as per use

Liquid gas to be organised direct with company

This information should be confirmed by your solicitor.





Mansell McTaggart Horley

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