

3 Rickwood Park Horsham Road, Beare Green, Dorking, RH5 4PP

Price Guide £89,000









- MOBILE PARK HOME
- TWO DOUBLE BEDROOMS
- DOGS NOT PERMITTED
- GARAGE/PERMIT PARKING TO RENT
- SMALL LAWN GARDEN
- AGE RESTRICTED TO OVER 40's
- POPULAR SITE ON EDGE OF VILLAGE
- GOOD SIZE LOUNGE
- NO CHAIN
- 10% OF PURCHASE PRICE PAID TO SITE OWNER

Description

This well presented two bedroom park home is offered to the market with the added benefit of no onward chain.
Various benefits include double glazing, gas fired central heating with the benefit of newly fitted carpets in the lounge and hallway.

Accommodation comprises of a white modern kitchen/dining room with ample wall and base units including the built in gas hob and electric oven. There is space for a small dining table and chairs. The sitting room is to the front of the property and benefits from views across the front of the property. The master bedroom has plenty of storage with built in wardrobe space. The second bedroom is still a double, which could be used as a study/office. Adjacent, is the shower room with a modern suite. A small garden wraps around the property, with lawn to the left hand side of the property.

Rickwood Park Estates Ltd are a family owned Residential Park Home Estates business established in 1953.

Pitch Fee - £243.43p Per Month

Water £17.37p Per Month

Garage £37.50p Per Month (optional)

Parking Space £9.50p Per Month

Situation

Tucked away in the heart of the Surrey Hills within the scenic Mole Valley, Rickwood Park offers beautifully landscaped grounds and a peaceful setting with 95 high-quality single and twin unit homes. Exclusively for residents aged 40 and over, Rickwood Park provides a relaxed, welcoming community that feels both safe and secure—a place where you can truly feel at home.
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.

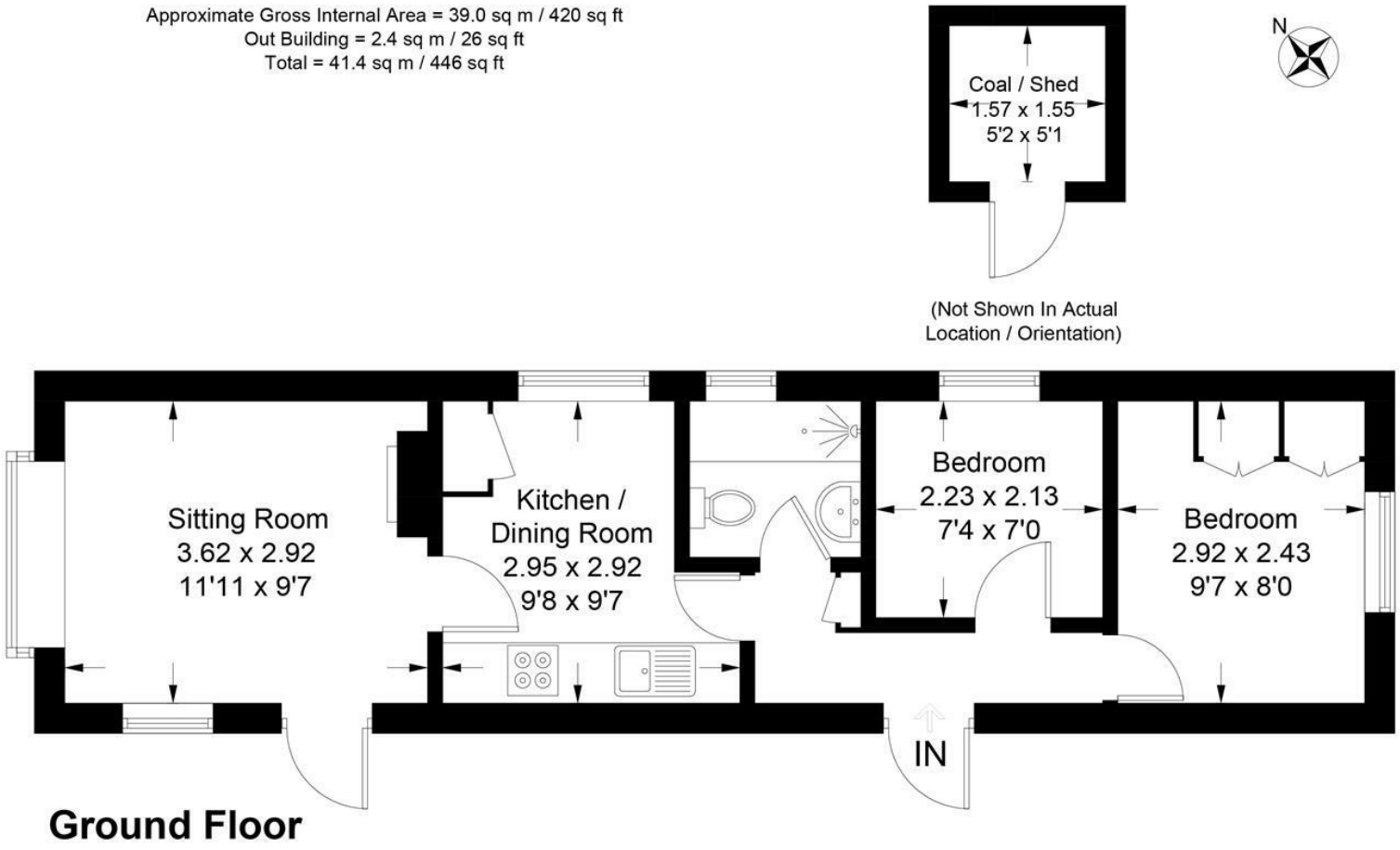
EPC	N/A
Council Tax Band	A







Approximate Gross Internal Area = 39.0 sq m / 420 sq ft
Out Building = 2.4 sq m / 26 sq ft
Total = 41.4 sq m / 446 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID933890)

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