



**Brighton Road  
Mannings Heath, RH13 6HZ**

**£240,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

## Brighton Road, Mannings Heath, RH13 6HZ



### LOCATION

This stunning converted apartment is situated within the popular village of Mannings Heath, which lies 3 miles south-east of Horsham. Mannings Heath retains its village atmosphere with village green and hall, as well as the very popular Mannings Heath Golf Club. Horsham town provides a comprehensive range of both shopping and recreational facilities together with a mainline rail service to London (Victoria and London Bridge) in under 1 hour. The location benefits from excellent road communications with easy access onto the M23 at Handcross and thence both Gatwick Airport and the south coast. Part of the Village abuts the High Weald Area of Outstanding Natural Beauty, with its seemingly endless footpaths and bridleways, including the Downs Link.

### PROPERTY

Located in a charming village setting, this immaculate 2-bedroom flat is now available for sale. Within a converted building, this property boasts high ceilings and is ideal for couples looking for a stylish and modern living space. As you enter, you are greeted by a light and airy hallway featuring two impressive skylight windows, setting the tone for the rest of the flat. The open-plan reception room is spacious and filled with natural light, complemented by large windows and high ceilings, creating a welcoming atmosphere perfect for relaxing or entertaining guests. The kitchen is a highlight of the property, equipped with modern appliances and designed with both functionality and style in mind. Natural light floods the kitchen, enhancing the contemporary feel of the space. The flat comprises two double bedrooms, each offering a comfortable and bright retreat. The first bedroom is spacious with

ample natural light, providing a tranquil setting for relaxation. The second bedroom also benefits from natural light, creating a serene ambiance. The modern bathroom features both a bath and a shower, adding convenience to everyday living. This well-appointed bathroom complements the overall contemporary design of the flat. The strong local community and proximity to local amenities make this flat a desirable choice for those seeking a blend of comfort and convenience.

### OUTSIDE

A staircase to the side of the building takes you up to the communal entrance door to flats 4 & 5.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: A Term of 999 Years from and including 29 January 2021 and to and including 28 January 3020

Annual Service Charge: tbc

Service Charge Review Date: tbc

Annual Ground Rent: tbc

Ground Rent Review Date: tbc

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.







**Buses**

2 minute walk



**Shops**

Elite Garage & Store  
0.2 miles



**Trains**

Horsham – 2.4 miles  
Littlehaven – 3 miles



**Airport**

Gatwick  
12.1 miles



**Roads**

M23  
5.3 miles



**Sport & Leisure**

Pavilions in the Park  
2.7 miles



**Rental Income**

£1,250 pcm  
Rental Yield – 6%



**Schools**

Holy Trinity Primary  
St Andrews CofE Primary  
The Forest School  
Millais



**Fibre Broadband**

Up to 145 Mbps

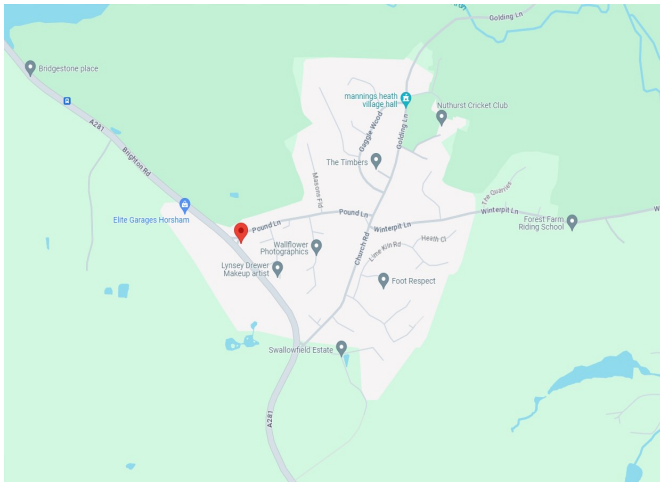


**Council Tax**

Band B



**Map Location**



**Total Approximate Floor Area**  
637 sq ft / 59 sq m

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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