



**Ryecroft Meadow
Mannings Heath, RH13 6JN**

**Guide Price
£600,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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LOCATION

This attractive Detached Bungalow 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

Tenure: Freehold

Presenting for sale an immaculate bungalow, boasting a pristine and modern finish throughout. The property is nestled in a quiet and peaceful cul-de-sac, within a popular village known for its strong local community and easy access to green spaces, walking and cycling routes. As one steps inside the property, the first thing to notice is the undeniable sense of light and space. The open-plan reception room, with its garden views and feature fireplace, is an inviting area that seamlessly blends indoor and outdoor living with the help of bi-folding doors leading to the private garden. This gorgeous living space is an enviable space to enjoy. The kitchen is a chef's dream, recently refurbished to include modern appliances

and an open-plan layout that encourages social cooking and dining. It is filled with natural light, making it a bright and enjoyable space to spend time in. The property benefits from three double bedrooms, each one offering its own unique benefits. The main bedroom is particularly spacious and bathed in natural light, offering a tranquil space to unwind at the end of the day. The bathroom has been newly refurbished, and now boasts a bath with a shower and a heated towel rail, as well as a window that ensures the room is well lit with natural light. This bungalow is ideally suited to a range of buyers, from families and couples to downsizers seeking a comfortable and stylish home in a friendly community. The property has been completely refurbished, offering a modern, move-in ready home with no need for further updates. In conclusion, this bungalow offers the perfect blend of location, style, and modern living. With its unique features, recent refurbishments, and ideal location, it's a truly exceptional property on the market.

OUTSIDE

The garden itself is a charming retreat, offering a combination of lawn and patio areas for seating, ideal for those who enjoy outdoor entertaining or simply a quiet place to relax. Further enhancing the property's appeal is a garage with both front and rear access, plus a driveway to the front. The front garden is generous and well-maintained, with a fence surrounding.





Buses

3 minute walk



Shops

Elite Garage & Store
0.3 miles



Trains

Horsham – 3.1 miles
Littlehaven – 3.3 miles



Airport

Gatwick
12.1 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
2.8 miles



Rental Income

£1,900 pcm



Schools

Heron Way Primary
The Forest School
Millais



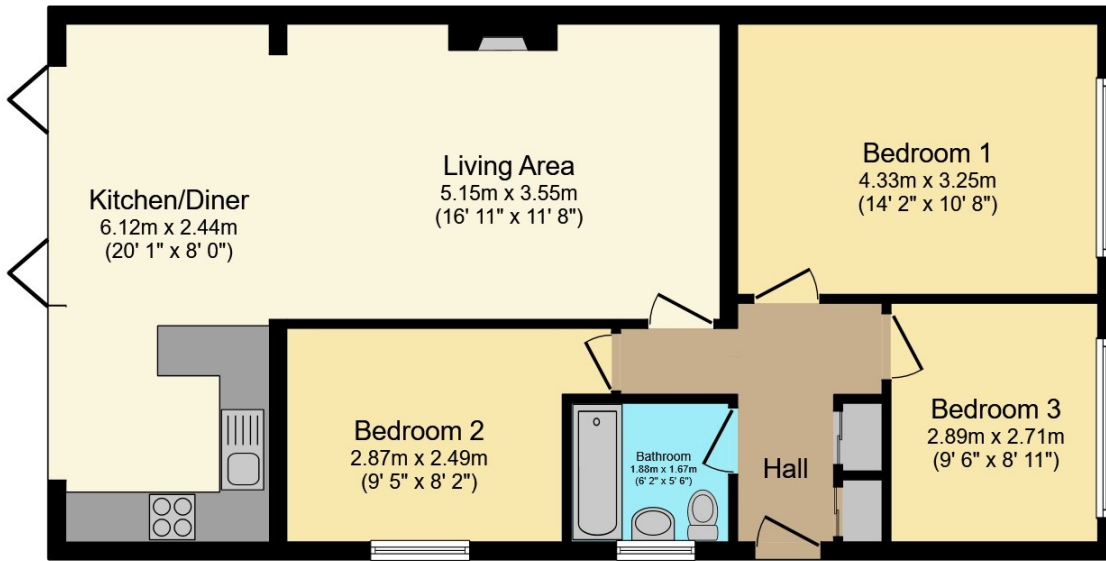
Broadband

Up to 500 Mbps

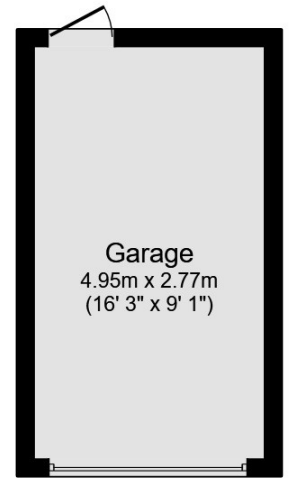


Council Tax

Band E

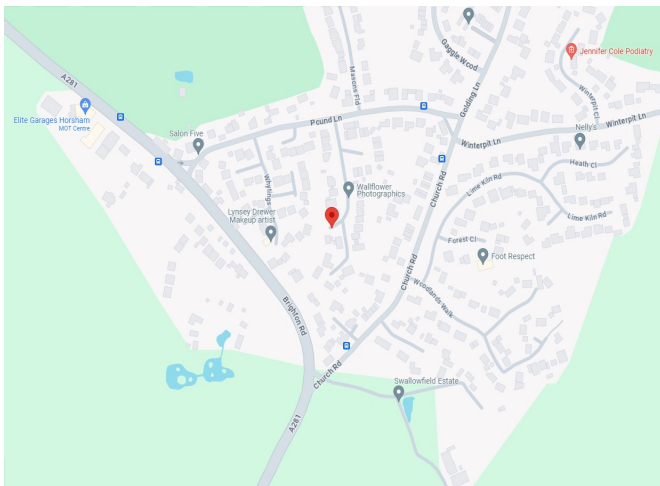


Floor Plan



Garage

Map Location



Total Approximate Floor Area
830 sq ft / 77 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(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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