



**Park Street
Slinfold, RH13 0RU**

**Asking Price Of
£775,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

This detached bungalow is situated in the sought after and picturesque village of Slinfold, set approximately 5 miles to the West of Horsham, that offers a village store, The Red Lyon Pub, Slinfold Primary School & is also close to Slinfold Golf & Country Club. The charming village has a strong community, with a central Cricket Pitch and historic church and is easily accessible to Horsham and neighbouring towns and villages. Slinfold is set just off the Downs Link bridleway, that runs all the way down to Shoreham on the South Coast and offers idyllic country walks or long cycle rides. The market town of Horsham offers a wide selection of shopping facilities, from independent retailers to major High Street brands, including John Lewis & Oliver Bonas, with twice-weekly markets. The town also boasts an Everyman Cinema and The Capitol Theatre, that hosts a wide variety of entertainers and theatrical performers. Horsham also offers a main line station, with a direct service to London Victoria in approximately 55 minutes.

PROPERTY

Tenure: Freehold

The property offers spacious accommodation, primarily arranged around a central hallway, and offers flexible accommodation, that is presented in good order. To the rear of the property there is a large living room, running the full width of the property with a feature log-burner and patio doors that lead into an attractive conservatory. The living room also provides access to a spacious dining room, and a modern fitted kitchen, that has been recently

refitted with a contemporary range of base and eye level units, with extensive work surfaces and space for a table and chairs. The bedrooms are arranged along one wing of the bungalow, with a spacious main bedroom, with fitted wardrobes, and an en suite shower room. There are two further double bedrooms and a fourth bedroom/study, also a modern white bathroom suite.

OUTSIDE

The property is set on a generous plot, with an open rear aspect overlooking fields and benefits from sunny South facing rear garden. To the front there is a good-sized driveway providing off street parking for a number of vehicles and an area of lawn, with mature shrubs and an external electric charging point. To the side a pair of timber gates offer access to additional parking to the side of the bungalow and then a double width garage, with power, lighting and an electric door. This is set adjacent to an attractive rear garden, with a paved patio set to the rear of the property, that leads to an expanse of lawn, with well stocked flower and shrub borders. The garden enjoys an open rear aspect, as it backs onto fields, with a pergola and secluded seating area set at the end of the garden. In addition, there is a fruit cage, greenhouse, summerhouse and gated side access, with the garden extending to almost 100' in depth.





Buses

1 minute walk



Shops

Village Store
0.4 miles



Trains

Christ's Hospital – 4.1 miles
Horsham – 5.6 miles



Airport

Gatwick
19 miles



Roads

M23
11.4 miles



Sport & Leisure

Slinfold Golf & Country Club
0.5 miles
The Bridge Leisure Centre
3.9 miles



Rental Income

£tbc pcm



Schools

Slinfold Primary
Tanbridge House



Broadband

Up to 76 Mbps

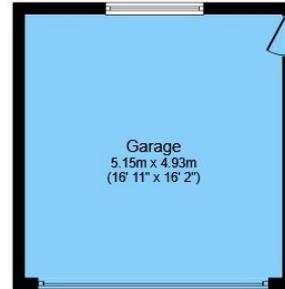


Council Tax

Band F

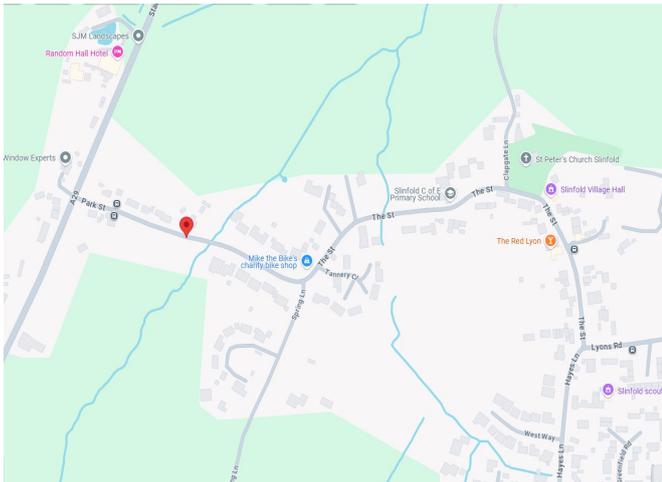


Floor Plan



Garage

Map Location



Total Approximate Floor Area
1,886 sq ft / 175.2 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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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