



**Brighton Road
Handcross, RH17 6BU**

**Offers In Excess Of
£400,000**

**01444 474447
brocktaylor.co.uk**

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

**Brighton Road,
Handcross, RH17 6BU**

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LOCATION

Handcross is a popular village, that offers a good range of both local shops and additional amenities. The High Street features a number of interesting shops, with a traditional hardware store, Handcross Village Butchers, a cafe/coffee shop and The Red Lion pub. In addition, there is an M & S food store, at Pease Pottage, which is a short drive from the house. Both Horsham & Crawley are easily accessible from Handcross, that both offer a wide range of shopping facilities, bars, restaurants, cinemas & theatres. In addition, both Crawley & Horsham also have main line stations, with direct access to London, and also the South Coast. The village boasts a primary school, as well as a social club, and has a large recreation field, that hosts a number of sports clubs, with the renowned Nymans National Trust owned gardens within a few minutes walk too.

ACCOMMODATION

Tenure: Freehold

The property offers good sized, extended accommodation, with the potential for further enlargement (STPP). On the ground floor there is a cosy sitting room, set to the front of the house, with a feature period open fireplace and a large bay window. To the rear there is a large kitchen/dining

room, with a defined dining area, and good sized kitchen, with extensive cupboards and work surfaces. The bathroom is a modern white suite, in a traditional style, with a roll edged bath raised on feet and a walk-in tiled shower cubicle. In addition, there are three good-sized bedrooms, with the main bedroom offering a feature fireplace and fitted storage cupboard. There is also a large loft space that offers potential for conversion (STPP).

OUTSIDE

To the front of the house there is a neat cottage style garden, with a fence to the front that offers potential for off street parking (STPP). A gated side pathway leads into the generously proportioned rear garden, with a large paved patio, that leads out to an area of lawn, partially flanked by flower beds with mature shrubs. To the rear of the garden there is concrete base, an ideal foundation for a home office or shed, that is currently covered by pea shingle. This expands to both sides of the garden and creates an additional pleasant seating area. There is also a timber storage shed, with the garden enclosed by fencing to both sides and the rear.





Buses

2 minute walk



Shops

M&S Food
2.5 miles



Trains

Balcombe – 3.9 miles
Crawley – 5 miles
Horsham 6.8 miles



Airport

Gatwick
10.1 miles



Roads

M23
2.5 miles



Sport & Leisure

Handcross Sports Pavilion
0.4 miles
K2 – Crawley
3.6 miles



Rental Income

£1,600 pcm
Rental Yield – 4%



Schools

Handcross Primary
Thomas Bennett
Holy Trinity CofE Secondary



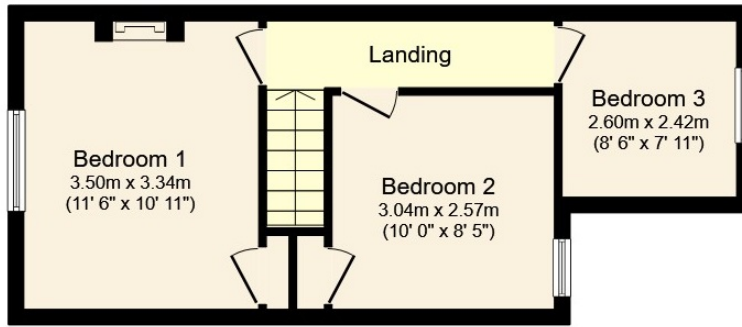
Broadband

Up to 67 Mbps

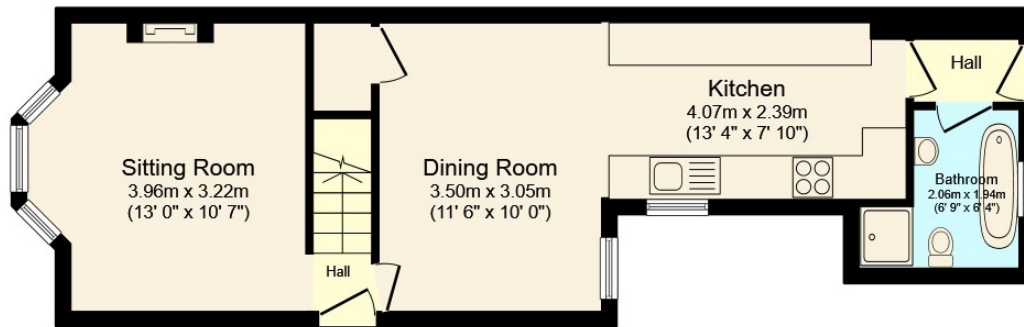


Council Tax

Band C

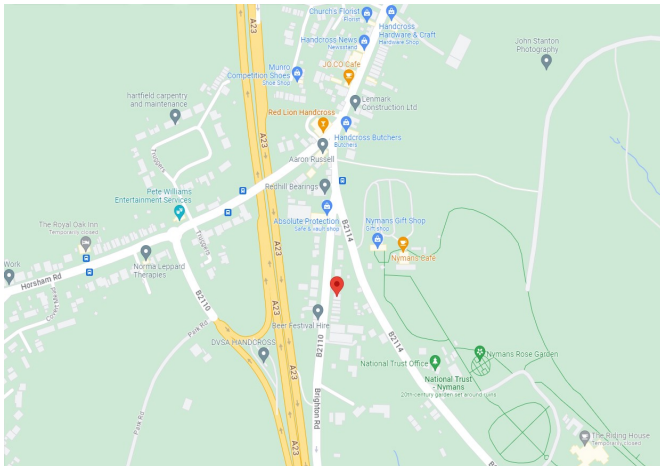


First Floor



Ground Floor

Map Location



Total Approximate Floor Area

867 sq ft / 80.5 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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