



The Timbers, Mannings Heath, RH13 6EF

 1  2  1

The house offers spacious accommodation, arranged across three floors, to create an appealing split-level layout. There is an entrance hall, that leads to a living room, with a large double glazed window overlooking the central courtyard. The living room leads to an inner hallway, and a modern fitted kitchen, with a good range of fitted storage units and integrated appliances. Stairs lead down to a lobby, with a storage cupboard and access to bedroom 2/study and a modern white bathroom suite. The top floor features generous main bedroom, with fitted wardrobes and a double glazed window..

The property is set in a small courtyard, with pathways that connect the parking area, to each property. To the front of the house, there is an area of lawn, with a walkway and external storage cupboard. To the rear there is a private, enclosed rear garden, with gated rear access. The garden has been laid to artificial turf, with ample room for a table and chairs, or outdoor sofa. There is a private car park, for resident's, with the property also benefiting from a garage, in block with an up & over door.



ADDITIONAL INFORMATION

Tenure: Freehold
Service Charge: £16.38 per month (£196.56 per annum)

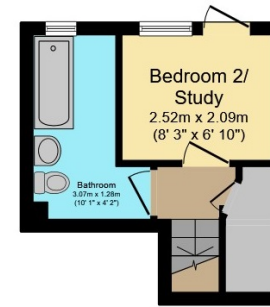
AGENTS NOTE We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

Total Approximate Floor Area

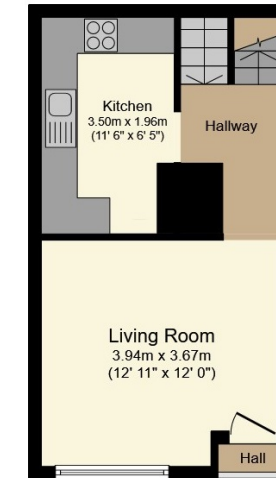
602 sq ft / 56 sq m

Viewing arrangements by appointment through :

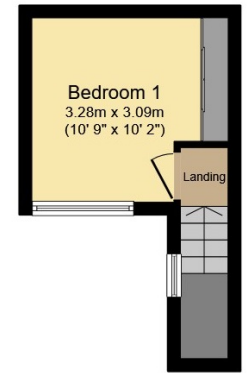
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Lower Ground Floor

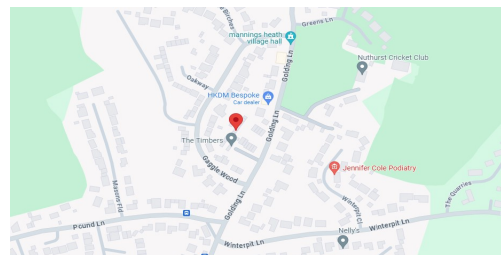


Ground Floor



First Floor

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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

01403 272022
brocktaylor.co.uk

2-6 East Street, Horsham, West Sussex, RH12 1HL

 Buses 3 minute walk	 Shops Texaco Garage & Store 0.4 mile	 Trains Horsham 2.7 miles
 Sport & Leisure Pavilions in the Park 2.9 miles	 Rental Income £1,350 pcm Rental Yield – 6%	 Schools Heron Way Primary The Forest School & Millais
 Broadband Up to 500 Mbps	 Roads M23 5.1 miles	 Council Tax Band C