



**Stanford Brook Way
Pease Pottage, RH11 9GZ**

**Asking Price Of
£375,000**

**01444 474447
brocktaylor.co.uk**

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

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LOCATION

Woodgate is a modern contemporary village based in Pease Pottage with the major commercial centre of Horsham to the West and Crawley closer to the North. Both towns provide an excellent range of shopping and recreational facilities together with main line rail services to London/Victoria. The development offers easy access to the North and South bound carriageways of the M23 providing access to Gatwick Airport and the M25. The area is well supplied with a range of schools, both public and private, including the nearby Handcross Park and Cottesmore School. Pease Pottage lies on the edge of St Leonard's Forest, which provides miles of walking and riding country, whilst for the keen golfer, there are a number of Golf Courses nearby including Cottesmore, Tilgate and Mannings Heath.

PROPERTY

Built in 2020, to 'The Lyra' design by Alphium on the Woodgate development is this beautifully presented property comprising of an open plan living/dining/kitchen area, a separate cloakroom and a handy utility cupboard located under the stairs. Upstairs there are two double bedrooms, a large family bathroom and a bright landing that allows access to the loft space. The development benefits

from the local Woodgate Primary School, Village Store and Woodgate Coffee Shop.

OUTSIDE

The private rear garden has been lovingly updated with a raised deck to sit and enjoy the evening sunshine and the lawn is a low maintenance artificial turf that gives a lasting green space all year round. There is also side access to the driveway which provides generous parking for two vehicles.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate Charge: £396 per annum payable to Courtney Green

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

Woodgate Village Shop
3 minute walk



Trains

Crawley – 2.8 miles
Horsham – 6.1 miles



Airport

Gatwick
7.8 miles



Roads

M23
0.3 miles



Sport & Leisure

K2 Crawley
1.4 miles
Cottesmore Golf & Country Club
1.6 miles



Rental Income

£1,450 pcm
Rental Yield – 4.6%



Schools

Woodgate Primary
Cottesmore School
Handcross Park



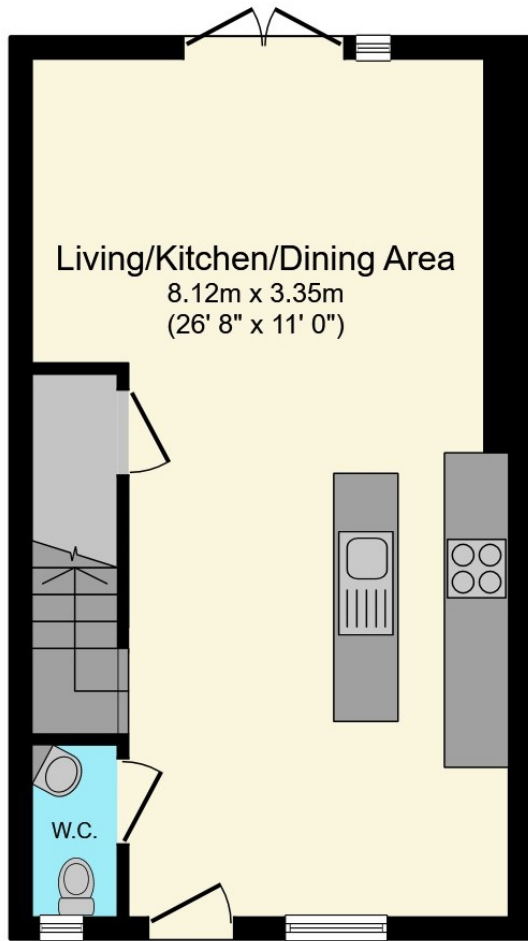
Broadband

Up to 500 Mbps

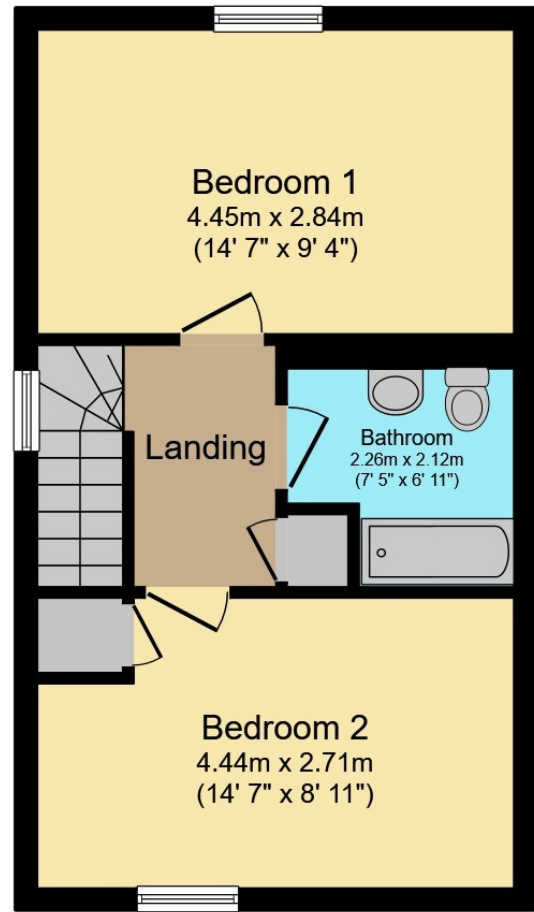


Council Tax

Band C

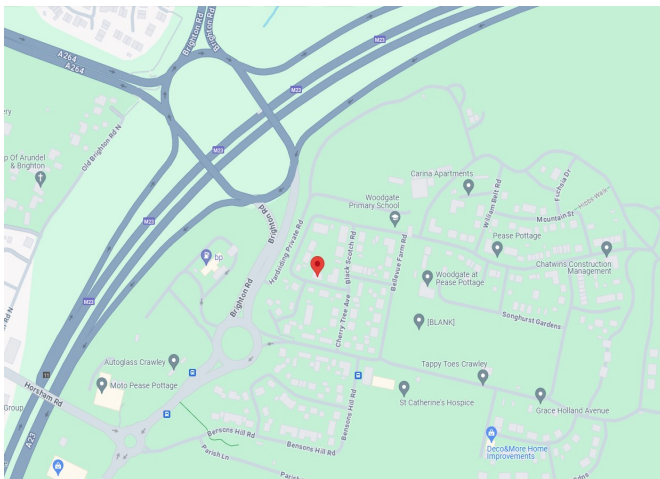


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

767 sq ft / 71.3 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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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