



**Warren Cottages
Handcross, RH17 6DJ**

**Guide Price
£475,000 to £500,000**

**01444 474447
brocktaylor.co.uk**

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

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LOCATION

Horsham Road offers a good range of amenities within a few minutes walk, that includes the large Handcross recreation ground, The Red Lion pub and The Handcross Social Club. The High Street also offers a good range of shops including the renowned Handcross Butchers, a community-run hardware store, a café and Budgens supermarket. The village also has a doctors surgery, a dentist and both Handcross Primary School and Handcross Park Prep School. The neighbouring towns of Horsham, Crawley and Haywards Heath, all offer extensive shopping and dining facilities, as well as theatres, cinemas and National Rail stations, serving London & the South Coast. In addition, London & Gatwick Airport are a short drive away via Junction 11 of the M23.

PROPERTY

Tenure: Freehold

A fabulous three-bedroom, Victorian semi detached house full of character having been carefully extended on the ground floor to create extra space which now includes a painted oak fitted kitchen, utility room, cloakroom/shower room, modern conservatory/garden room in addition to two generous reception rooms both with open fireplaces.

Upstairs are three bedrooms and family bathroom, the loft has been boarded and offers space for a generous conversion STPP. The house has been modernised with uPVC double glazed windows and gas fired central heating throughout.

OUTSIDE

There is private off road parking to the front with an EV charge point and the 65ft rear garden backs directly onto the picturesque Hyde Estate offering privacy and views of local wildlife.





Buses

1 minute walk



Shops

High Street
7 minute walk



Trains

Balcombe – 3.9 miles
Crawley – 5.1 miles



Airport

Gatwick
10.1 miles



Roads

M23
2.9 miles



Sport & Leisure

K2 – Crawley
3.6 miles
Cottesmore Hotel Golf &
Country Club
3.8 miles



Rental Income

£1,850 pcm



Schools

Handcross Primary
Holy Trinity CofE Secondary
Warden Park



Broadband

Up to 67 Mbps

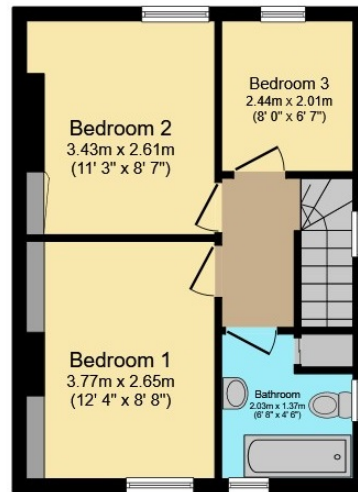


Council Tax

Band D

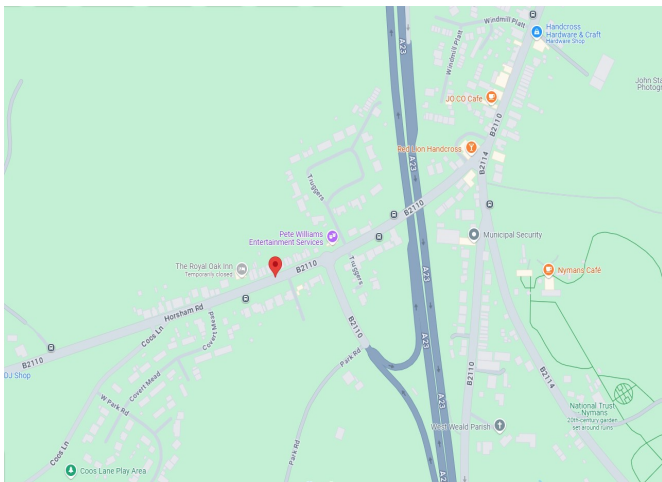


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,092 sq m / 101.4 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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

01444 474447
hhsales@brocktaylor.co.uk



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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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26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

