



**Corner House
Monks Gate, RH13 6JD**

£700,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

This property lies just to the East of Horsham within the Hamlet of Monks Gate. A short distance away is Mannings Heath with its Green and Village Hall as well as the very popular Mannings Heath Golf Club. Horsham town provides a comprehensive range of both shopping and recreational facilities together with a mainline rail service to London (Victoria and London Bridge). The location benefits from excellent road connections with access onto the M23 at Handcross with its links to both Gatwick Airport and also the south coast. The surrounding countryside provides many miles of beautiful walks and rides including the Downs Link.

PROPERTY

Tenure: Freehold

This immaculate semi-detached house is now available for sale, offering an exceptional standard of living. Boasting four bedrooms, two reception rooms, and two bathrooms, it's an ideal home for first-time buyers and families alike. Upon entering, the reception rooms catch your attention. The first reception room is separate, adorned with large Bifolding doors, a stunning fireplace and a serene view of the garden, to which there is direct access. The second reception room is equally impressive with, a cosy fireplace, and a snug ambiance, the perfect place to relax and put your feet up. The property offers

a fully equipped open-plan kitchen diner that comes with a utility room and downstairs WC, and a wonderful dining space. The breakfast area and kitchen is set beneath a stunning vaulted ceiling, creating an inviting space pouring with natural light. The property accommodates four bedrooms; three doubles and one single. The first bedroom is a double with an en-suite and built-in wardrobes. The second bedroom is also a double, with built-in wardrobes, while the third is a comfortable double room with room for wardrobes or draws if wanted. The fourth bedroom is a single, ideal for use as a study space. The bathrooms are modern and luxurious. The en-suite bathroom features a free-standing bath, rain shower, and heated towel rail, while the family bathroom offers a shower over the bath and heated towel rail.

OUTSIDE

The property's exterior offers just as much charm, with a small walkway leading down to the front of the property though a private gateway, and a secluded back garden leading down to a large gated driveway area for parking and also a large garage / storage space measuring 18'9 x 15'10. This home also features outbuildings and is tucked away behind a large hedgerow, adding to the overall privacy.





Buses

1 minute walk



Shops

Elite Garage & Store
0.8 miles



Trains

Horsham – 3.3 miles
Littlehaven – 3.8 miles



Airport

Gatwick
14.2 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
3.8 miles



Rental Income

£2,500 pcm



Schools

Holy Trinity CofE Primary
The Forest School
Millais



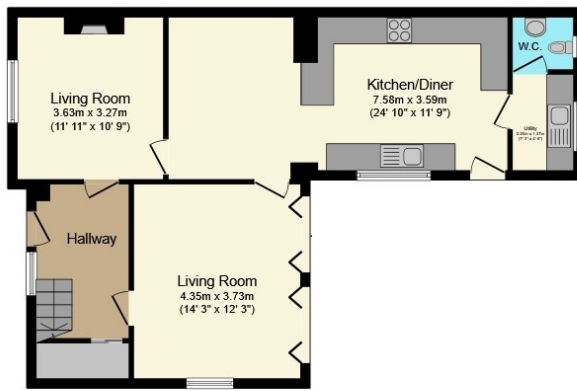
Broadband

Up to 67 Mbps

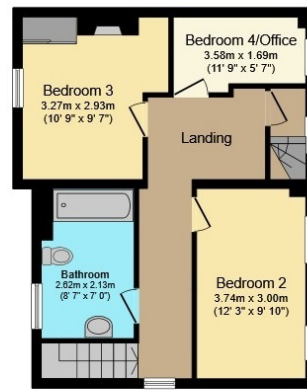


Council Tax

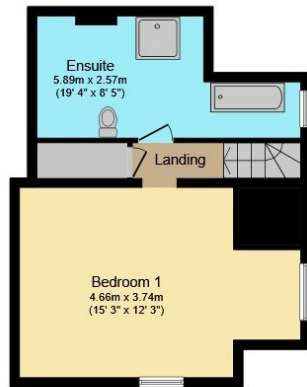
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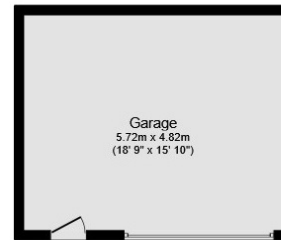
Ground Floor



First Floor

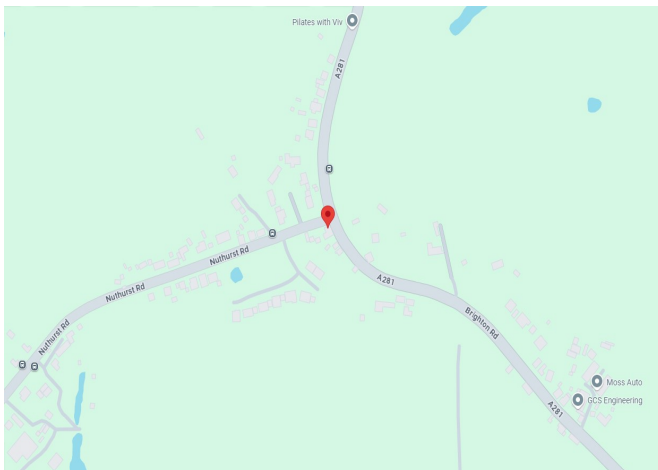


Second Floor



Garage

Map Location



Total Approximate Floor Area
2,066 sq ft / 192 sq m

EPC Rating



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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