



Ryecroft Meadow, Mannings Heath, West Sussex, RH13 6JN





Tucked away in a peaceful cul-de-sac in the highly sought-after village of Mannings Heath, just a couple of miles away from the vibrant market town of Horsham, this 2 bedroom semi-detached bungalow is brought to the market with no onward chain and provides the new owners excellent scope to enhance, update and improve to create a wonderful home. Neighbouring properties have extended the living and bedroom space, including loft conversions and side extensions, to maximise the space available for a variety of needs so there is excellent potential available here, subject to any planning/building regs approvals being sought.

The location really can't be beaten- in the heart of this quintessential Sussex village. Where homeowners can enjoy the relaxed, quiet pace of village life whilst being just a few minutes drive from Horsham, with all the benefits of the town close at hand. There are stunning local walks, a Championship Golf course and wine estate, micro breweries and a popular village green all on your doorstep. The country idyll!

Accessed by a front lawn with scope to add a driveway or hardstanding as neighbouring properties have done to good effect, the front door leads into a small but welcoming entrance hall. The kitchen has been designed with functionality in mind, with a good range of fitted base and wall units, space for freestanding appliances, and a door leading to the side of the property. The main living room is a great size, and filled with natural light thanks to the full height glazing overlooking the front of the property. Leading through the property is an inner hallway with a small cupboard, and a family bathroom. Both bedrooms are doubles and situated to the rear of the property overlooking the back garden. The principal bedroom is a large double, and features sliding wardrobes and a large airing cupboard with hot water cylinder. Again, the room is filled with light thanks to floor to ceiling windows.

The garden is accessed via the kitchen, with a gate leading from the front garden to the rear, with space for a garden shed and bin storage. The garden is mostly laid to lawn, enjoying a bright southerly aspect, with a small patio area and mature borders to the rear.





Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING/DINING ROOM 16'4 x 12'0 (4.98m x 3.66m)

KITCHEN 11'7 x 6'10 (3.53m x 2.08m)

INNER HALLWAY

BEDROOM ONE 13'4 x 8'10 (4.06m x 2.69m)

BEDROOM TWO 9'11 x 9'3 (3.02m x 2.82m)

BATHROOM 6'11 x 6'4 (2.11m x 1.93m)

OUTSIDE

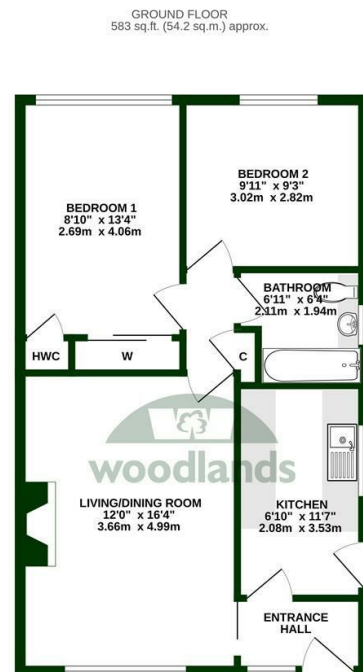
FRONT GARDEN

REAR GARDEN

NO ONWARD CHAIN



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17 RYECROFT MEADOW MANNINGS HEATH HORSHAM WEST SUSSEX RH13 6JN

TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS: From Horsham proceed in an Easterly direction along the Brighton Road (A281). Proceed into the village of Mannings Heath and take the first left at the Public House into Church Lane. Ryecroft Meadow is then the second turning on the right.

COUNCIL TAX: Band C.

EPC Rating: To be confirmed.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.