



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



woodlands



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

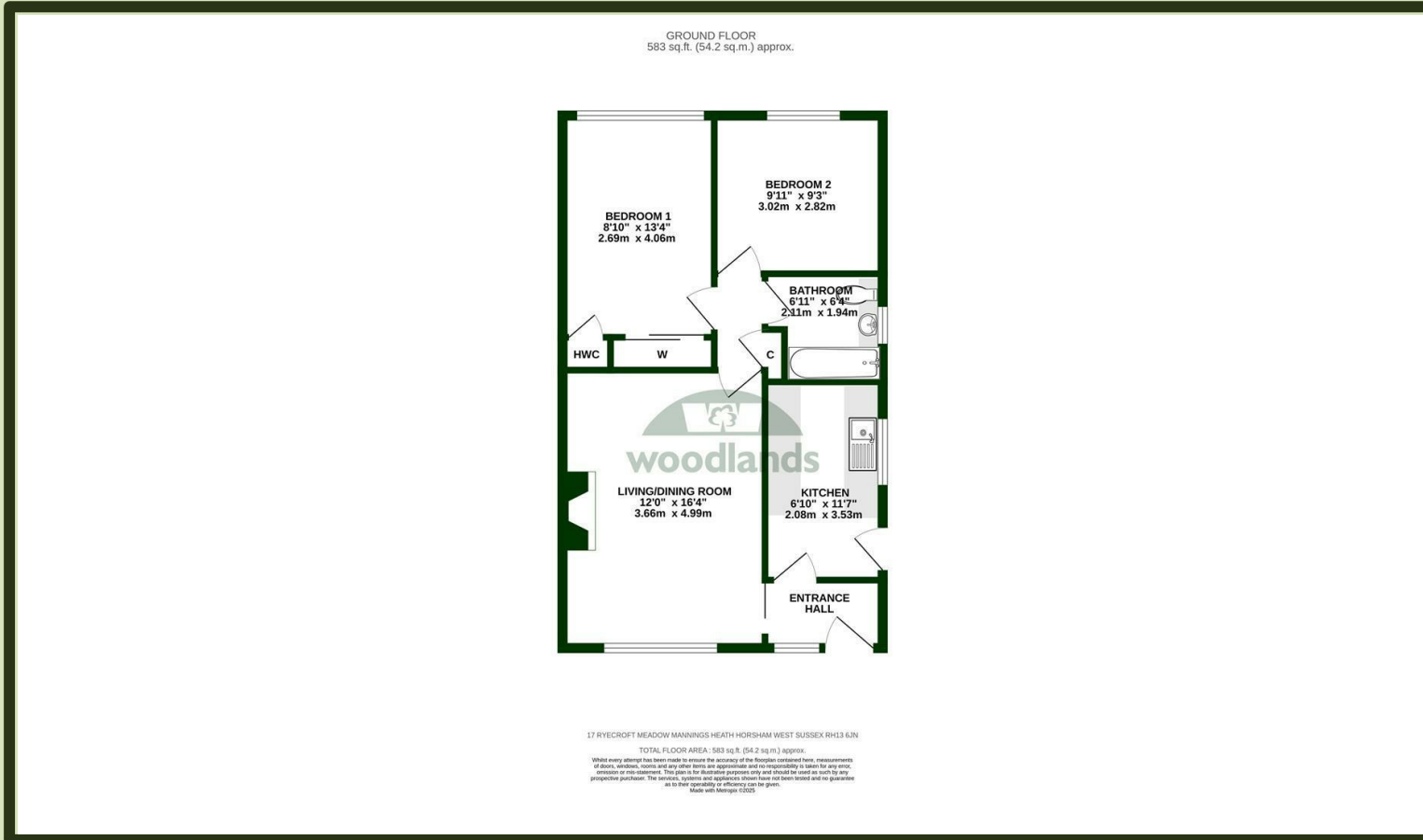
FRONT GARDEN

REAR GARDEN

NO ONWARD CHAIN



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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: E.

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.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.