



Whytings, Mannings Heath, West Sussex, RH13 6JZ



woodlands



Positioned in a popular residential road in the charming village of Mannings Heath, this impressive detached home offers generous living space with four double bedrooms and two bathrooms. The setting is peaceful and picturesque, yet conveniently positioned for everything the area has to offer.

A broad entrance hall sets the tone on arrival, with a useful modern guest cloakroom. The sitting room enjoys a double aspect and has been thoughtfully extended, creating a bright, inviting space enhanced by an attractive bay window. From here, the layout flows into a separate dining room, which can also be reached from the kitchen and conservatory - ideal for both everyday living and entertaining.

The kitchen has been tastefully modernised with contemporary cabinetry, integrated appliances and plenty of workspace as well as room for breakfast table and chairs for informal dining, all complemented by a matching utility room next door. The utility provides internal access to the double garage, complete with twin electric roller doors, and also leads out to the wonderfully private rear garden, which enjoys a south-easterly aspect.

Upstairs, all four bedrooms are comfortable doubles. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining rooms are served by the modern family bathroom. Both floors offer well-balanced accommodation, making the home practical for families and those looking for room to grow.

To the front, the property provides parking for two vehicles as well as an electric vehicle charging pod. The rear garden is attractively screened, offering excellent seclusion - perfect for relaxing outdoors.

Mannings Heath itself is a sought-after village just four miles south-east of Horsham. Residents enjoy a warm community feel, with a friendly village store, church and the nearby Mannings Heath Golf Club. Schooling options, both state and private, are easily accessible, and the wider Horsham area provides a superb range of shops, eateries, leisure facilities and sports amenities. Commuters benefit from excellent transport links, including mainline services to London and Bognor Regis, straightforward road access to the M23 and M25, and proximity to Gatwick Airport. The surrounding countryside adds to the appeal, offering miles of beautiful West Sussex scenery to explore.



*AWAITING  
PHOTOGRAPHS*

*AWAITING  
PHOTOGRAPHS*

*AWAITING  
PHOTOGRAPHS*

*AWAITING  
PHOTOGRAPHS*

*AWAITING  
PHOTOGRAPHS*

*AWAITING  
PHOTOGRAPHS*

*AWAITING  
PHOTOGRAPHS*

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 8'06" x 11'03" (2.59m x 3.43m)

CLOAKROOM 3'06" x 5'09" (1.07m x 1.75m)

LIVING ROOM 15'09" x 20'06" (4.80m x 6.25m)

DINING ROOM 9'10" x 11'06" (3.00m x 3.51m)

CONSERVATORY 8'06" x 12'0" (2.59m x 3.66m)

KITCHEN 10'05" x 13'08" (3.18m x 4.17m)

UTILITY ROOM 7'11" x 9'05" (2.41m x 2.87m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'09" x 18'01" (3.58m x 5.51m)

EN-SUITE SHOWER ROOM 5'03" x 6'06" (1.60m x 1.98m)

BEDROOM TWO 13'0" x 10'10" (3.96m x 3.30m)

BEDROOM THREE 8'02" x 9'10" (2.49m x 3.00m)

BEDROOM FOUR 8'01" x 10'10" (2.46m x 3.30m)

FAMILY BATHROOM 7'05" x 7'10" (2.26m x 2.39m)

OUTSIDE

FRONT GARDEN

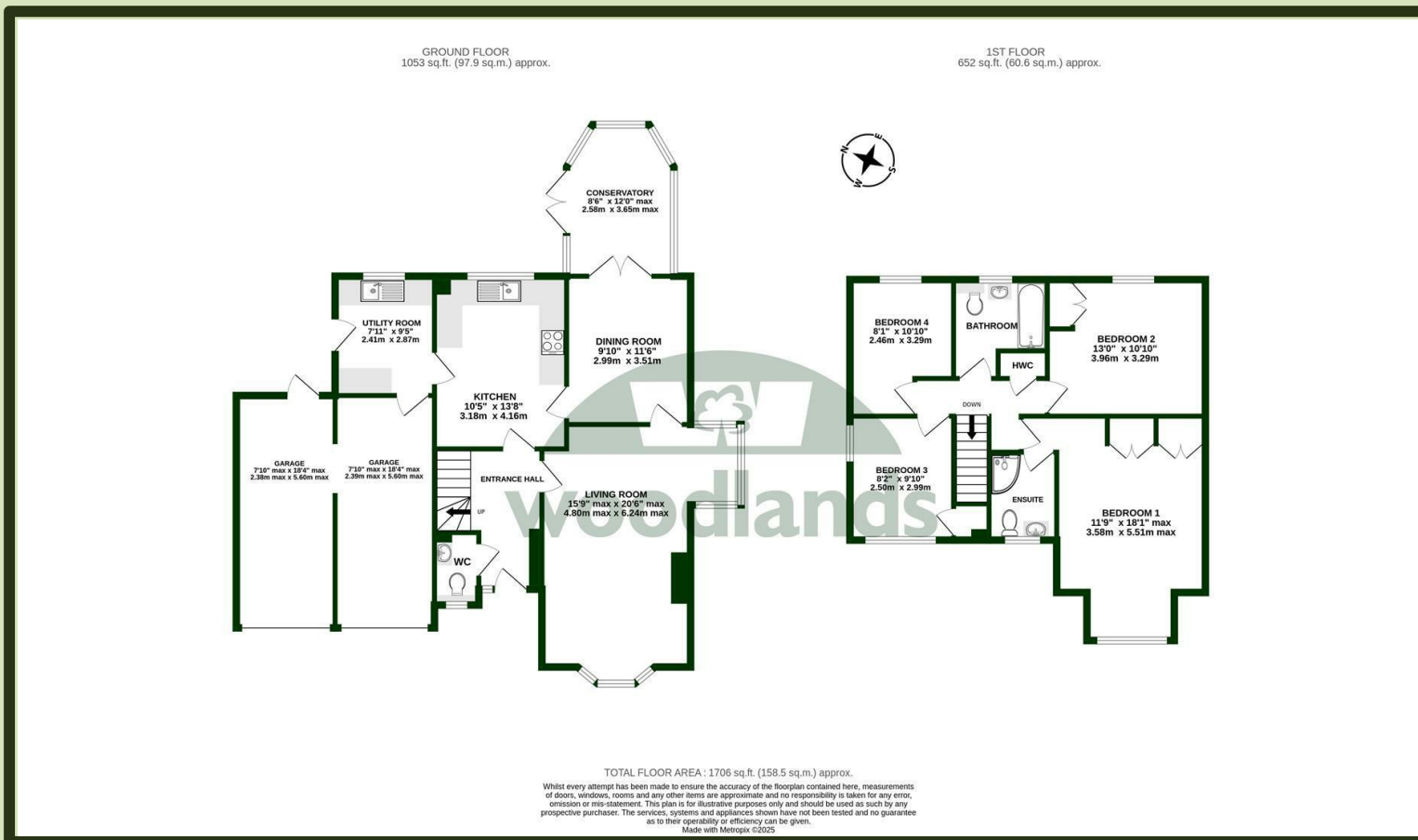
OFF ROAD DRIVEWAY PARKING

DOUBLE GARAGE 16'07" x 18'04" (5.05m x 5.59m)

REAR GARDEN



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**DIRECTIONS:** From Horsham proceed in an Easterly direction along the Brighton Road (A281). Proceed into the village of Mannings Heath passing the Esso garage on the right hand side. Take the next left into Pound Lane. Whytings is then the first turning on the right.

**COUNCIL TAX:** Band G.

**EPC Rating:** D.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.**