



18 Masons Field

Mannings Heath, Horsham, West Sussex, RH13 6JP



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Alex Harvey
A passion for property

18 Masons Field

A well-presented, three-bedroom bungalow, situated on a mature plot with driveway parking and double garage. Located in the popular village of Mannings Heath, a short drive from Horsham town centre and mainline railway station.

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- CORNER PLOT GARDEN
- DOUBLE GARAGE
- VILLAGE LOCATION



This fabulous, detached bungalow offers versatile accommodation and has plenty of scope to extend subject to the usual planning consents.

The hallway is spacious and welcoming with access to all the rooms and a useful storage cupboard. The kitchen has been fitted with a variety of modern, light grey wall and base units with contrasting stone-effect worktops and finished with under-unit lighting and wood-effect flooring. The appliances include an under-counter electric oven, ceramic hob with integrated extractor over, and free-standing dishwasher, washing machine, and fridge/freezer.

The dual aspect, spacious sitting room, with wood-effect hard flooring, has a feature fireplace with stone-surround and sliding doors leading into the garden.

Dual aspect bedroom one is a double room with built-in wardrobes. Dual aspect bedroom two has an en-suite cloakroom. The single bedroom three has a built-in cupboard for useful storage.

The fully tiled shower room has been fitted with a modern suite comprising w.c. unit, basin unit with cupboard under and a walk-in shower cubicle.

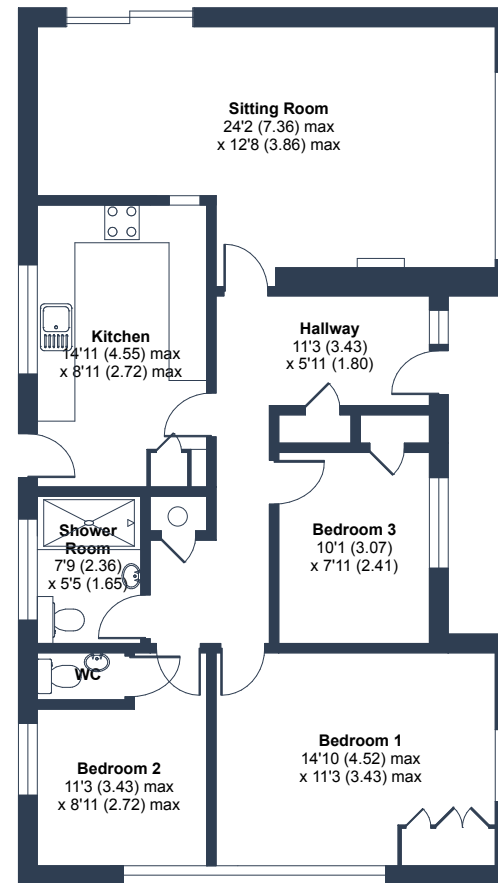
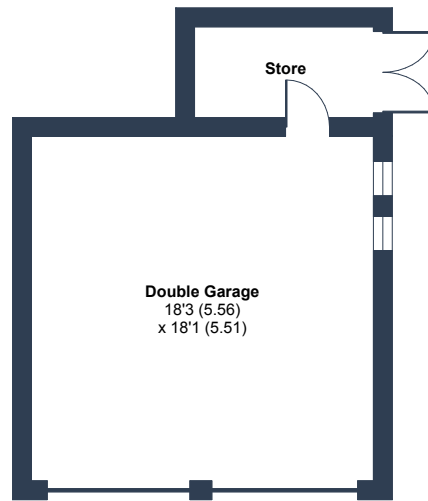


OUTSIDE

Set on a generous corner plot, the property is approached via a driveway, with parking for numerous vehicles, leading to the detached double garage with remote controlled doors, power, and lighting. The mature gardens, bordered by well-maintained hedging, are mainly laid to lawn with a shed for storage and a paved area, ideal for enjoying the summer evenings.

Mannings Heath is a delightful village just a few miles south-east of Horsham. Nearby, in Lower Beeding, is the South Lodge Hotel & Spa, offering a range of excellent facilities. Horsham Town offers a variety of shops, restaurants, cafes, and supermarkets. There are excellent sports facilities, in and around Horsham. For the commuter there is access to the M23, M25, Gatwick and Horsham mainline railway station.





GROUND FLOOR

Approximate Area = 1015 sq ft / 94.2 sq m
 Garage = 388 sq ft / 36 sq m
 Total = 1403 sq ft / 130.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex Harvey Estate Agents. REF: 846543

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, LPG, water, and mains drainage are currently connected to the property.
 Council Tax Band F. EPC - F.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**



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