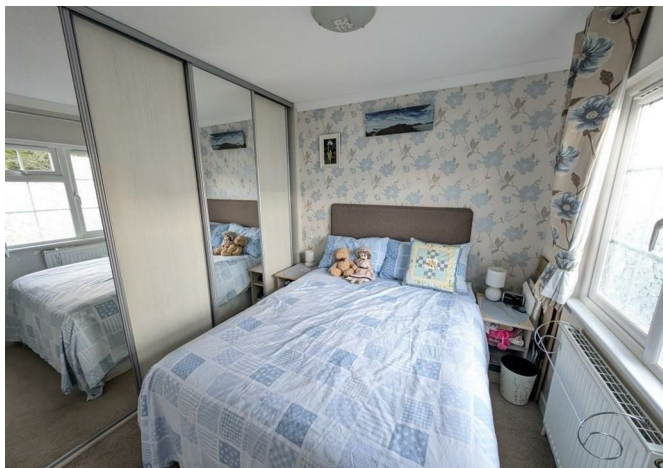




64 Rickwood Park Horsham Road, Beare Green, Dorking, RH5 4PR

Price Guide £95,000



- DETACHED PARK HOME
- POPULAR RICKWOOD PARK
- NO DOGS PERMITTED
- SPACIOUS KITCHEN BREAKFAST ROOM
- CHAIN FREE
- TWO BEDROOMS
- AGED RESTRICTED FOR OVER 40+
- MODERN & WELL PRESENTED UNIT
- CASH BUYERS ONLY
- READY TO MOVE INTO

## Description

This well presented two bedroom modern park home is offered to the market with the added benefit of being offered to the market chain free. The property is ready to move into with very little to do before moving the furniture in. Various benefits include double glazing and gas fired central heating.

Accommodation comprises of a kitchen/breakfast room with a selection of modern wall and base units including some integral appliances including a gas hob, electric built under oven, and a washing machine. The kitchen is complemented with ample work top surfaces and a water softener. The sitting room area is positioned to the front of the property and enjoys the benefit of an Air Conditioning unit, ideal for those hot summer days. The Master double bedroom has plenty of storage with fitted wardrobe space to one side and fitted with sliding doors to the front. The second bedroom doubles up well as a study, and the bathroom which benefits from a modern suite and is finished very well with contemporary ceramic tiling.

A small garden comprises a separate patio area to the rear of the property. The garden wraps around the property, with a very handy free standing shed/storage.

Rickwood Park Estates Ltd is a family owned site. Residential Park Home Estates business established in 1953. Ten percent of the sale price is payable to the site owners when the property is purchased by the new owner. No dogs are permitted on this site. This site is age restricted especially for the 40's+ You cannot purchase a Park Home with Mortgage funds.

## Situation

Set on the borders of Beare Green and the village of Capel, the property is within walking distance of a bus stop just opposite the site entrance. It is a stroll into the village of Capel where you will find the local petrol station, parish church, small convenience store and a primary school.

There are two local train stations nearby with Holmwood (1.2 miles) and Ockley/Capel (3.4 miles) from the property, both offering a commuter services into London.

Dorking (5.7 miles) & Horsham (9.2miles) town centres each offer a comprehensive range of facilities.

The surrounding area offers some of the counties finest walking, riding and cycling countryside with Box Hill and Leith Hill within reach.

### EPC

N/A

### Council Tax Band

A

### Pitch Fee

£238.66 pcm

### Water Charges

£15.50 pcm

### Parking Space

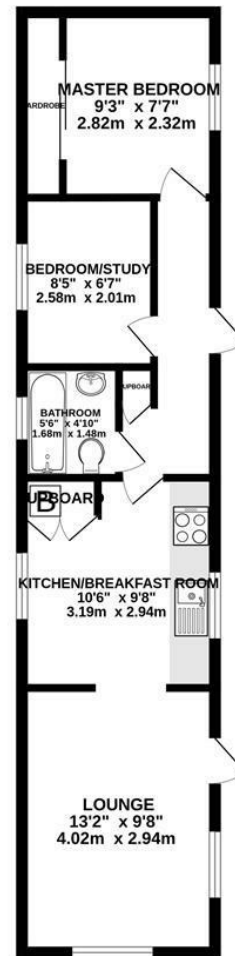
£9.75 pcm

### Garage to rent

£37.50 pcm



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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