



3 Rickwood Park, Horsham Road, Beare Green, Dorking, Surrey,  
RH5 4PP

Price Guide £175,000





- MOBILE PARK HOME
- TWO DOUBLE BEDROOMS
- POPULAR SITE ON EDGE OF VILLAGE
- DOGS NOT PERMITTED
- GOOD SIZE LOUNGE
- AGE RESTRICTED OVER 40's
- GARAGE/PERMIT PARKING TO RENT
- NO CHAIN
- SMALL LAWN AREA
- 10% PAYABLE TO SITE OWNER

## Description

This well presented two bedroom park home is offered to the market with the added benefit of no onward chain.  
Various benefits include double glazing and gas fired central heating.

Accommodation comprises white modern kitchen with ample wall and base units including built in oven. The sitting room is to the front of the property and benefits from views across the front of the property. The master bedroom has plenty of storage with built in wardrobe space. The second bedroom is still a double which is adjacent to the family bathroom with a modern suite. A small garden wraps around the property.

Rickwood Park Estates Ltd are a family owned Residential Park Home Estates business established in 1953.

Pitch Fee - £208.80 Per Month

Water £13.47 Per Month

Garage £37.50 Per Month (optional)

Parking Space £9.50 Per Month

## 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.

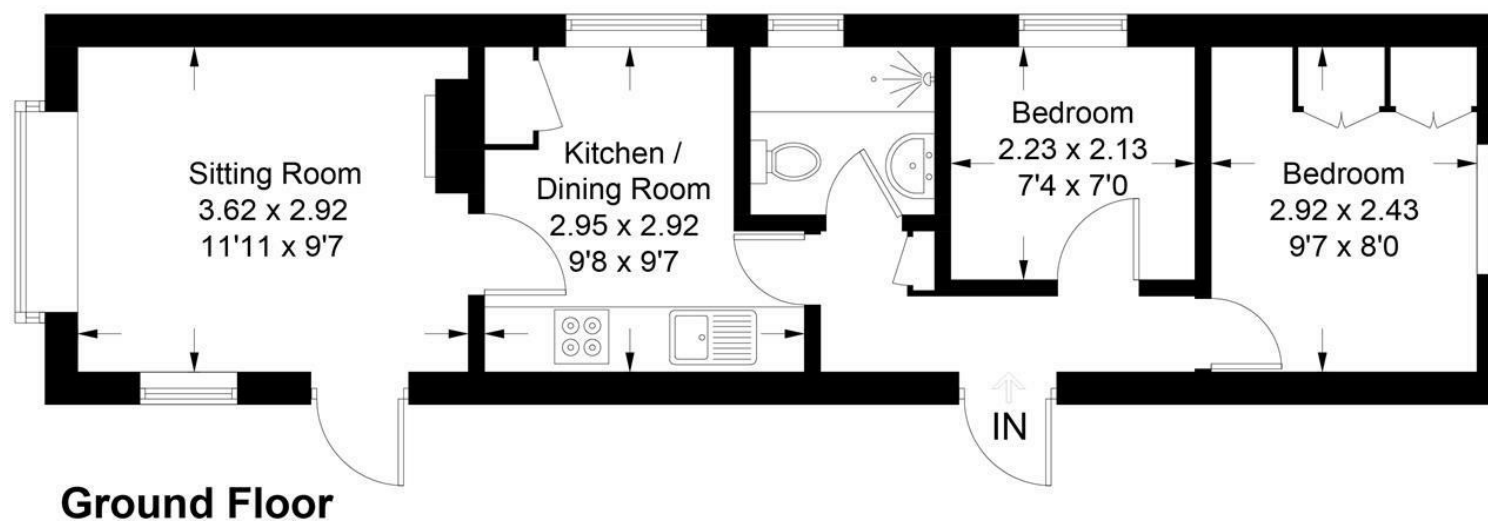
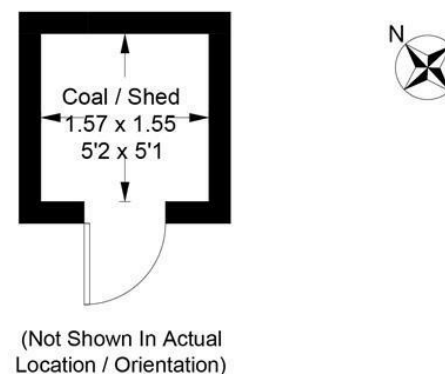
The surrounding area offers some of the counties finest walking, riding and cycling countryside with Box Hill and Leith Hill within reach.

<b>Tenure</b> n/a	N/A
<b>EPC</b> EXEMPT	
<b>Council Tax Band</b>	A
<b>PITCH FEE</b>	£2,700 P. A.





Approximate Gross Internal Area = 39.0 sq m / 420 sq ft  
Out Building = 2.4 sq m / 26 sq ft  
Total = 41.4 sq m / 446 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID933890)  
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171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** dorking@patrickgardner.com  
**www.patrickgardner.com**

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