



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

Price Guide £85,000



- POPULAR PARK HOME SITE
- VERY WELL PRESENTED THROUGHOUT
- LOUNGE WITH FIREPLACE
- NO PETS ALLOWED
- NO ONWARD CHAIN
- DETACHED ONE BEDROOM
- MODERN SHOWER ROOM SUITE
- AGE RESTRICTED 40+
- GARAGE TO RENT SEPARATELY
- OFF STREET PARKING

Description

This well presented one bedroom park home is offered to the market with the added benefit of no onward chain. The park home is restricted to residents of 40+ and has a no pets policy. You cannot purchase with a residential Mortgage.

Various upgrades and improvements have been made to the home including double glazing and gas fired central heating with a recently replaced combination boiler.

Accommodation comprises a 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 garden. The shower room has tiled walls and a good size walk in shower. The bedroom has plenty of built in wardrobe space and drawer units.

Externally the property is well presented and enjoys a good size patio area ideal for entertaining.

The owner has created a block paved drive providing off street parking to accommodate one car.

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.

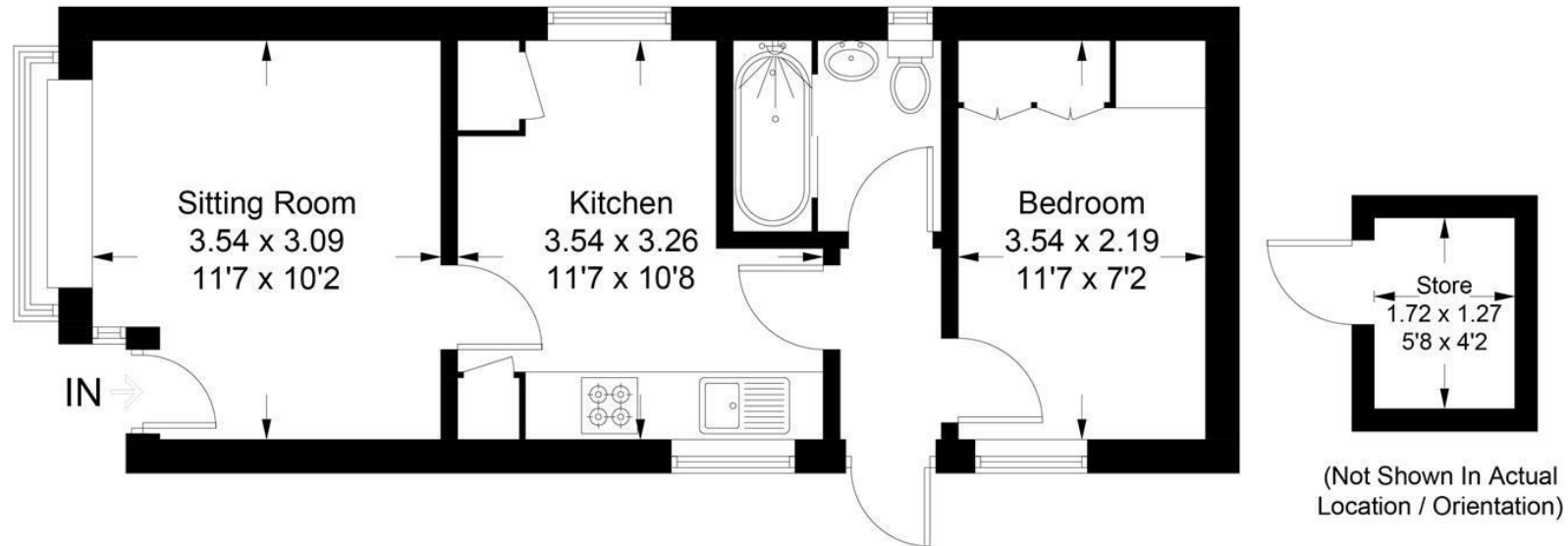
Dorking (5.7 miles) & Horsham (9.2miles) town centres each offer a comprehensive range of facilities.

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

Tenure	N/A
EPC	N/A
Council Tax Band	A
Pitch Fee inc. water rates	£215.39p



Approximate Gross Internal Area = 34.8 sq m / 374 sq ft
Store = 2.1 sq m / 23 sq ft
Total = 36.9 sq m / 397 sq ft



Ground Floor

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. (ID848337)
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