



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

Price Guide £98,000



- DETACHED PARK HOME
- CASH BUYERS ONLY
- 2 BEDROOMS
- OVERLOOKING FIELDS
- DOGS NOT PERMITTED

- AGE RESTRICTED FOR THOSE OVER 40 YEARS
- NOT SUITABLE FOR FIRST TIME BUYER OR MORTGAGE LENDING
- GENEROUS PLOT SIZE
- CHAIN FREE PURCHASE
- REQUIRES REDECORATION

Description

This well presented two bedroom park home is offered to the market chain free. The property could be suitable for those who are prepared to redecorate to their own taste and style, but is ready to move into with nothing to do before moving the furniture in. Various benefits include double glazing and gas fired central heating.

Accommodation comprises of a through lounge, which is triple aspect to the front, side and rear of the property. The kitchen situated to the front of the property with a range of wall and base units, and worktop surfaces.

The Master double bedroom has plenty of storage with fitted wardrobe space, and is adjacent to the second bedroom/study, and the shower room with a modern suite. One benefit that this home has to offer is the size of garden comprises a separate lawn and patio area, which wraps around the property, with a very handy free standing shed/storage.

Rickwood Park Estates Ltd is a family owned site.

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.

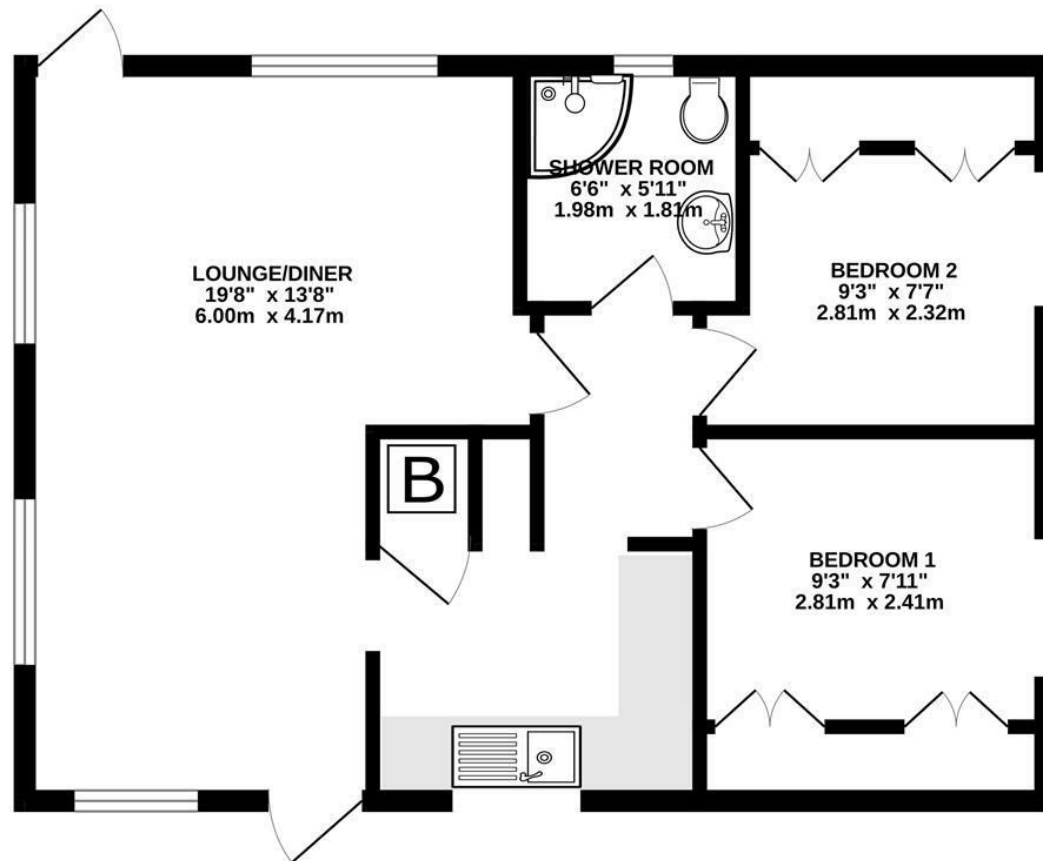
Dorking (5.7 miles) & Horsham (9.2miles) town centres each offer a comprehensive range of facilities.

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	£236.57 pcm
Water Charges	£15.50 pcm
Parking Space to rent	£9.75 pcm
Garage to rent	£37.50 pcm



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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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