



Mortain Road, Felbridge

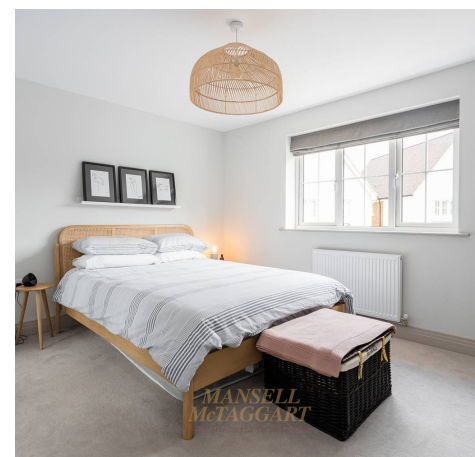
Guide price £585,000 – £600,000

**MANSELL  
McTAGGART**  
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A modern and well presented, three bedroom detached family home, which is ideally positioned in the corner of a private estate. This property was built in 2023 by Elivia Homes and offers 1,209 Sq ft of living space, and benefits from two allocated parking spaces and a private mature rear garden. The property is being offered to the market with no onward chain!

The living accommodation briefly comprises: entrance hall with two storage cupboards; downstairs cloakroom with a WC and wash hand basin; living room with a bay window to the front. A kitchen/dining room with a modern fitted kitchen with a range of wall and base level units, breakfast bar, electric hob, electric oven, fridge freezer, dishwasher and French doors opening onto the garden concludes the ground floor.

The first floor consists of a landing with an airing cupboard and loft hatch access; master bedroom with fitted wardrobes and en suite shower room with a WC and wash hand basin; double guest bedroom with rear aspect views; family bathroom with a WC, wash hand basin and bath with an overhead shower. A single bedroom with front aspect views completes the living accommodation.





Externally, the property benefits from two allocated parking spaces and plenty of visitor parking around the development. Gated side access leads to the mainly laid to lawn rear garden, with a patio seating area abutting the rear of the property. There is also a shed and a variety of mature trees and hedges providing a high level of seclusion and privacy.

Estate management charge £400 per annum

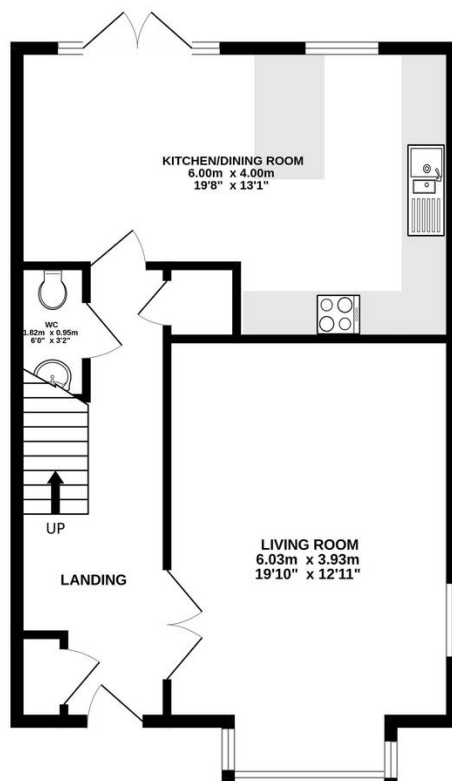
Council Tax band: F

Tenure: Freehold

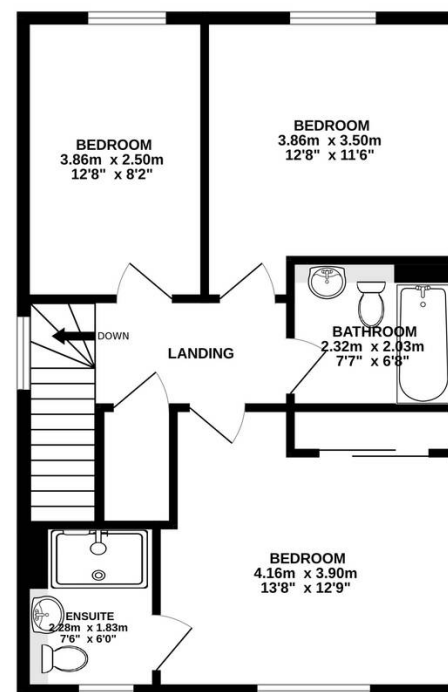
- Detached family home
- Three bedrooms
- En suite to master bedroom
- Modern and well presented throughout
- Built in 2023
- 1,209 Sq ft of living space
- Two allocated parking spaces
- Private and secluded rear garden
- Short walk to local amenities and local schools
- No onward chain!



GROUND FLOOR  
57.2 sq.m. (616 sq.ft.) approx.



1ST FLOOR  
55.1 sq.m. (593 sq.ft.) approx.



TOTAL FLOOR AREA : 112.3 sq.m. (1209 sq.ft.) 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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