



12 Brick Kiln Close, Plummers Plain, RH13 6TB

In Excess of **£700,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 double sized bedrooms
- 3 reception rooms
- Detached house built in 1988
- Greatly improved by current seller
- Driveway for 4 vehicles and double garage
- Scope to convert the loft
- Residential development of only 15 detached houses
- Striking distance of highly regarded schools, country walks, major transport links and Horsham town centre
- First time to market in over 28 years

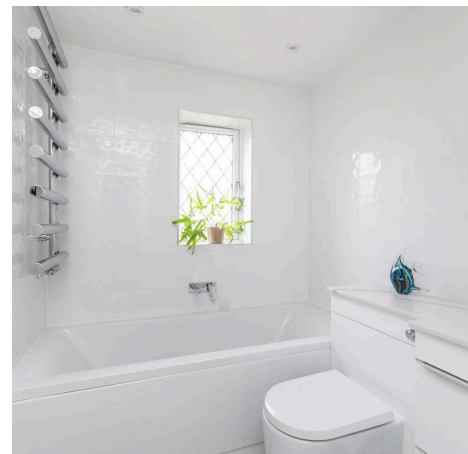
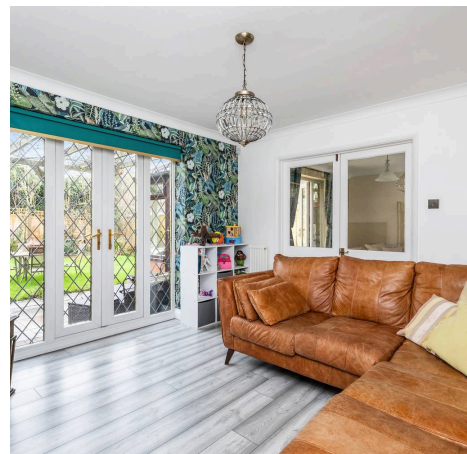
A greatly improved and conveniently located 4 double bedroom, 3 reception room detached house, built in 1988 with en suite, driveway for 4 vehicles, double garage and private garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A greatly improved and conveniently located 4 double bedroom, 3 reception room detached house, built in 1988 with en suite, driveway for 4 vehicles, double garage and private garden.

The property is situated in a select development, close to excellent schools, major transport links, country walks and Horsham town centre.

The accommodation comprises: entrance hallway, cloakroom, great sized sitting room with wood burner, conservatory and separate dining room.

The kitchen has been refitted recently with an attractive range of units, integrated appliances and Quartz work surfaces and access into a useful utility room.

On the first floor there is access into a part boarded loft which offers potential to convert, if required.

The principal bedroom is equipped with fitted wardrobes and re-modelled en suite shower room.

There are 3 further well proportioned double bedrooms with fitted wardrobes and modern family bath/shower room.

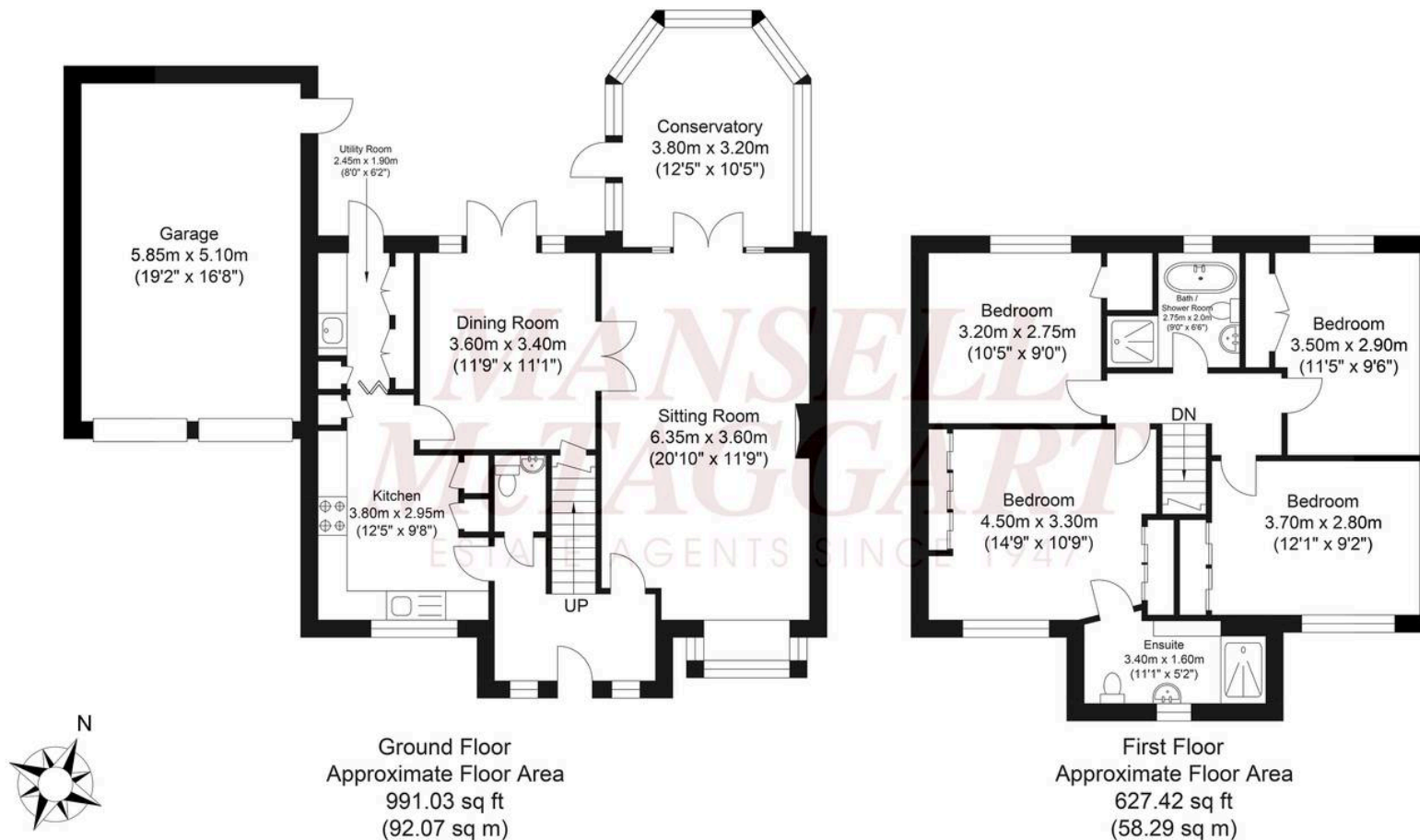
Benefits include double glazed windows and oil fired central heating to radiators.

A newly installed resin driveway provides parking for 4 vehicles, leading to the double garage with power and ample parking.

The 59'x 36' rear garden is predominantly lawned with well stocked borders, paved patio with pergola and access into the garage and onto the driveway.

Lower Beeding is a charming village between the North and South Downs, south-east of Horsham and on the edge of St. Leonards Forest. The village centres around the Holy Trinity Church of England and excellent primary school, newly upgraded play park and a welcoming public house. Lower Beeding is home to the magnificent Leonardslee Gardens, a 240-acre estate featuring outstanding scenery for the perfect day out and quality dining. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. Two public houses within reach provide fine food and ambience. Mannings Heath offers a post office and Golf Club. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Gross Internal Area (Including Garage) = 150.36 sq m / 1618.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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