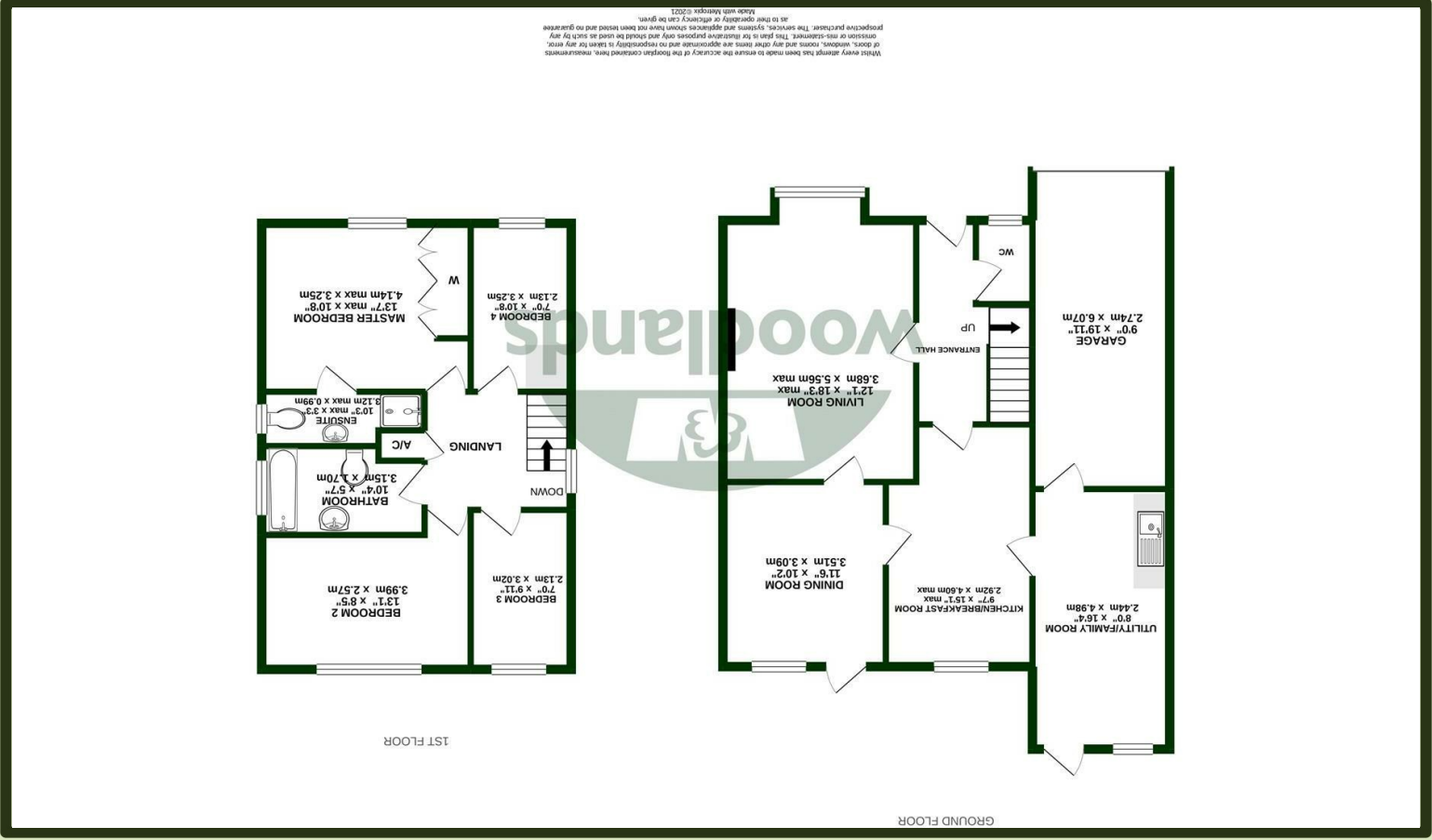




21 Whytings, Mannings Heath, West Sussex, RH13 6JZ



LOCATION: The village of Mannings Heath is ideally located just a couple of miles south of Horsham, but with easy access to London, Gatwick and Brighton. This vibrant village has an active community with regular events being held by local groups such as open air-theatre on the green, quiz nights and summer fetes, there is a regular bus service to Horsham and Brighton, championship golf course & Wine estate, and local convenience shop and petrol station. The village is within the school catchment area for St Andrew's, Primary School Nuthurst, with a local school bus pick up just a few yards from the property. The property is also within the catchment of Forest and Millais Secondary Schools.

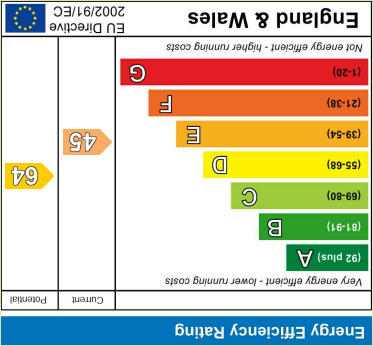
COUNCIL TAX: Band F.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.





For sale, with no onward chain - a spacious family home, in a highly sought-after village. Whytings is a popular cul-de-sac in the heart of the village.

Mannings Heath is one of the most desirable locations in the Horsham area, where homeowners can enjoy the relaxed quiet pace of village life whilst being just a few minutes drive from Horsham, with all the benefits of a thriving market town close at hand. There are stunning local walks, a Championship Golf course and wine estate, micro breweries and a popular village green all on your doorstep. The country idyll!

The property has been well maintained and recent improvements include a modern en-suite shower room and redecorated kitchen and living room. The property boasts generous living accommodation, with a large living room opening up to a separate dining room with doors to the secluded rear garden. The kitchen/breakfast room is large enough to accommodate a breakfast bar for informal dining and there is the added benefit of a separate utility space that is large enough to also work as a family room or perhaps a home office to meet the changing needs of home-working. A downstairs cloakroom and integral garage complete the downstairs accommodation.

To the first floor, we have four good sized bedrooms, the master also featuring fitted wardrobes and the aforementioned en-suite shower room.

Outside to the front is a driveway providing off road parking, leading to the integral garage. The secluded rear garden is mainly laid to lawn with a patio area offering the perfect space to sit and enjoy the summer months.

An internal viewing is strongly advised to fully appreciate the location and what this property has to offer.

Accommodation with approximate room sizes:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 12'1" x 18'3" max 16'6" min (3.68m x 5.56m max 5.03m min)

DINING ROOM 11'6" x 10'2" (3.51m x 3.10m)

KITCHEN/BREAKFAST ROOM 9'7" x 15'1" max (2.92m x 4.60m max)

FAMILY ROOM/UTILITY ROOM 8' x 16'4" (2.44m x 4.98m)

FIRST FLOOR

LANDING

MASTER BEDROOM 13'7" max x 10'8" (4.14m max x 3.25m)

EN-SUITE SHOWER ROOM 10'3" max x 3'3" (3.12m max x 0.99m)

BEDROOM TWO 13'1" x 8'5" max (3.99m x 2.57m max)

BEDROOM THREE 7' x 9'11" (2.13m x 3.02m)

BEDROOM FOUR 7' x 10'8" (2.13m x 3.25m)

FAMILY BATHROOM 10'4" max x 5'7" (3.15m max x 1.70m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PROVIDING OFF ROAD PARKING

INTEGRAL GARAGE 9' x 19'11" (2.74m x 6.07m)

SECLUDED REAR GARDEN



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