



Price

£1,400,000

Freehold

5x  4x  5x 

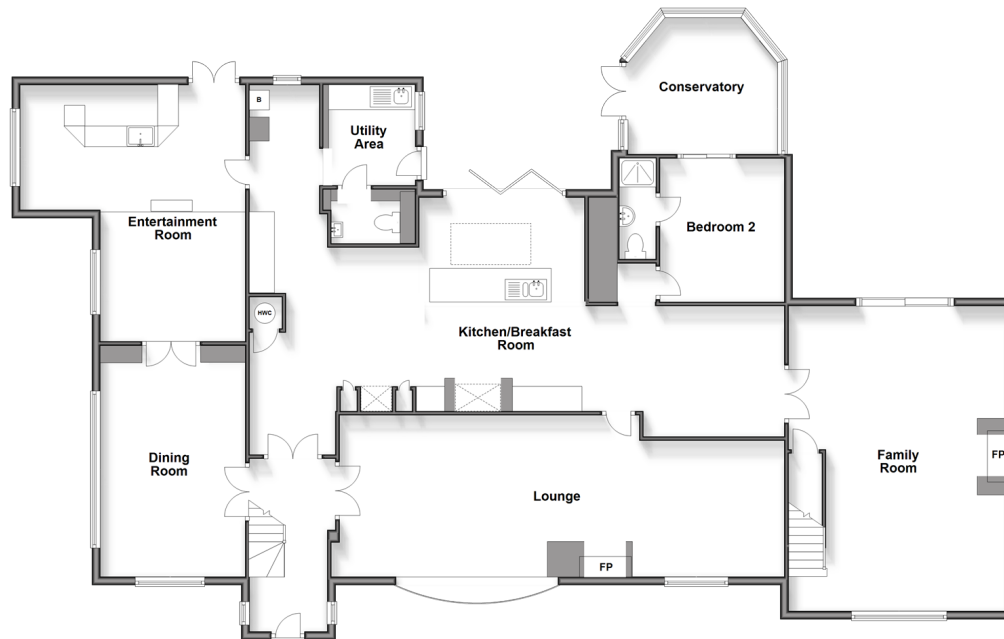
**Emms Lane, Brooks
Green, Horsham, West
Sussex, RH13**

OVER 60?

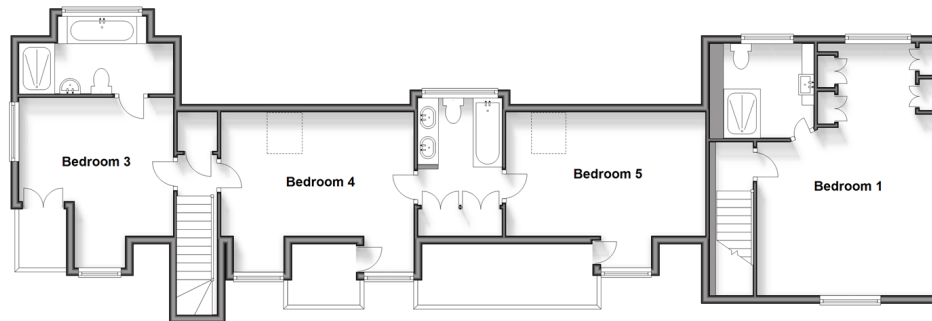
Secure this property
for up to **59% less!**

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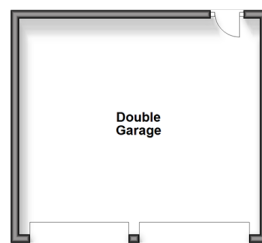
Split Level Ground Floor
Approx. 238.0 sq. metres (2562.0 sq. feet)



First Floor
Approx. 104.6 sq. metres (1126.4 sq. feet)



Outbuilding
Approx. 30.6 sq. metres (329.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 35'3 x 13'0 (10.75m x 3.97m)

Dining Room : 17'2 x 12'0 (5.24m x 3.66m)

Entertainment Room Upper : 11'6 x 10'8 (3.51m x 3.25m)

Entertainment Room : 18'4 x 9'7 (5.59m x 2.92m)

Utility Area: 8'2 x 6'9 (2.49m x 2.06m)

Cloakroom : 5'4 x 3'4 (1.63m x 1.02m)

Kitchen / Breakfast Room : 27'11 maximum x 16'6 (8.51m x 5.03m)

Study: 15'7 x 10'5 (4.75m x 3.18m)

Bedroom 2: 11'6 x 9'9 (3.51m x 2.97m)

En-suite Shower Room: 8'1 x 2'9 (2.47m x 0.84m)

Conservatory : 10'9 x 6'7 (3.28m x 2.01m)

Family Room: 24'4 x 17'5 (7.42m x 5.31m)

FIRST FLOOR

Bedroom 1: 22'0 x 14'2 (6.71m x 4.32m)

En-suite Shower Room : 8'5 x 7'2 (2.57m x 2.19m)

Bedroom 5: 15'8 x 12'3 (4.78m x 3.74m)

Bathroom : 8'7 x 6'7 (2.62m x 2.01m)

Bedroom 4: 14'2 x 12'4 (4.32m x 3.76m)

Bedroom 3: 13'3 x 12'2 (4.04m x 3.71m)

En-suite Bathroom : 12'3 x 6'5 (3.74m x 1.96m)

OUTSIDE

Front Garden

Off Road Parking

Double Garage

Rear Garden

Stables

Out buildings

Paddock



Main features

- Sold with no forward chain
- Generous plot with paddocks, extensive driveway and private electric gates
- Not been seen on the market for nearly 40 years
- Character features with modern aspects of efficiency
- Two log burners, exposed brick feature walls and modern extension



Nearest Schools

Primary Schools: William Penn School 1.8 miles, Itchingfield Primary 2.5 miles, Southwater Junior Academy 3.7 miles

Secondary Schools: Christ's Hospital 3.5 miles, Farlington



Transport Information

Train Stations: Christs Hospital 3.5 miles, Billingshurst 5.6 miles, Horsham 5.8 miles



Address

Emms Lane, Brooks Green, Horsham, West Sussex, RH13



Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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