

£415,000

16 Kingfisher Lane Turners Hill Park, Turners Hill



- Brand New Park Home
- Two Double Bedrooms
- Two Bathrooms
- Separate Study / Office
- Spacious Lounge / Living Area
- Open Plan Kitchen / Diner / Family Area
- Separate Utility Room
- Driveway & Garden

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 16 Kingfisher Lane Turners Hill Park, Turners Hill, West Sussex RH10 4QP

Garnham H Bewley are delighted to present to the market this brand new, modern-furnished Harbur (60'x22') luxury park home is perfect for those looking for a detached, easy to maintain, bungalow-style property. The home features two double bedrooms, two bathrooms, an additional home office, open plan kitchen/diner, separate utility room, spacious lounge, generous rear garden and driveway parking.

### THE PARK

This residential development has been skilfully landscaped to preserve the woodland setting of the estate. The development is exclusive for the over 50s and is cat friendly. The village of Turners Hill, with the usual shopping facilities, is approximately 1 mile away and buses going to Crawley and East Grinstead pass the entrance to the Park. Easy access to the M23 provides road links with London, the South Coast and nearby Gatwick Airport. The park has its own general store and licensed club and close by local sporting facilities include golf, squash, fishing and swimming.

Site fees: £283 per month

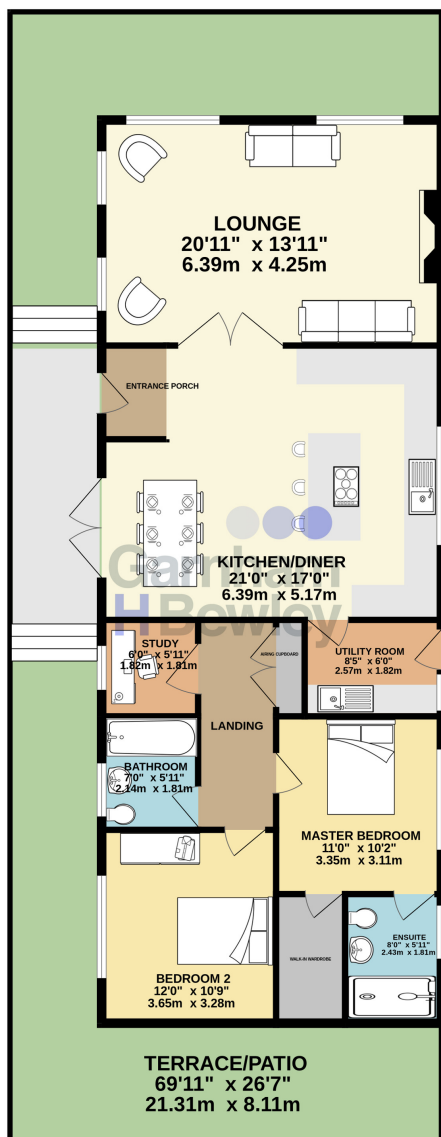
Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.



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GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.

# Accommodation



## Entrance Porch

### Lounge

20' 11" x 13' 11" (6.38m x 4.24m)

### Kitchen / Diner

21' 0" x 17' 0" (6.40m x 5.18m)

### Utility Room

8' 5" x 6' 0" (2.57m x 1.83m)

### Master Bedroom

11' 0" x 10' 2" (3.35m x 3.10m)

### Ensuite

8' 0" x 5' 11" (2.44m x 1.80m)

### Walk-In Wardrobe

### Bedroom Two

12' 0" x 10' 9" (3.66m x 3.28m)

### Bathroom

7' 0" x 5' 11" (2.13m x 1.80m)

### Study

6' 0" x 5' 11" (1.83m x 1.80m)

### Outside

### Rear Garden

### Driveway

TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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## NEAREST STATIONS

East Grinstead Station - 2.3 miles

Dormans Station - 4.1 miles

Three Bridges Station - 4.1 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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