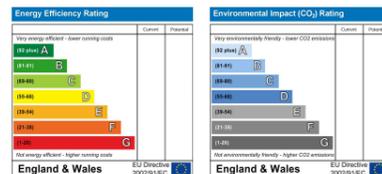


Approx. Gross Internal Floor Area 1225 sq. ft / 114.01 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



13 Water Lane, Handcross, RH17 6DU

Guide Price £500,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate. Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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13 Water Lane, Handcross, RH17 6DU

- Three bedroom townhouse built in 2013 extending to approx. 1,225 sq ft over three floors in the heart of Handcross.
- Impressive 34ft living and dining room with engineered oak flooring opening onto a south facing garden.
- Contemporary kitchen with high gloss white units, granite work surfaces and integrated appliances.
- Principal suite occupying the top floor with updated en suite, plus three further bedrooms and family bathroom.
- Allocated parking space, informal parking to front and further spaces opposite, positioned directly facing the village recreation ground.

Welcome to Water Lane, Handcross

Tucked away on Water Lane in the heart of Handcross, this beautifully presented three bedroom mews townhouse offers stylish interiors, practical family living and a true village lifestyle directly opposite the recreation ground. Built in 2013 by County Gate Properties, the home extends to approximately 1,225 sq ft and has been owned by our clients for seven years.

The Location

Water Lane sits in the very centre of Handcross, one of Mid Sussex's most desirable villages. The recreation ground is positioned directly opposite the house, meaning children can enjoy football pitches, playgrounds and open green space without crossing a road, a rare and valuable feature.

The parish hall is located beyond the recreation ground and hosts occasional community events, with gatherings required to conclude by 10pm.

Handcross offers a popular primary school, village shop, pub and excellent road links, with swift access to the A23 and M23 connecting Brighton, Gatwick and London. It is a location that balances countryside surroundings with everyday convenience.

Ground Floor

The ground floor is centred around an impressive 34ft dining and reception room at the rear. This is an exceptional open living space with clearly defined seating and dining zones, enhanced by engineered oak flooring and extensive glazing. French doors open onto the south facing garden, allowing natural light to pour in throughout the day.

To the front sits the contemporary kitchen, fitted with high gloss white units paired with granite work surfaces. The specification includes a double oven with grill, integrated microwave, gas hob, integrated dishwasher and fridge freezer, offering both practicality and a sleek finish.

The first floor provides two double bedrooms, a study, and the family bathroom. The additional room would work well as a nursery or work from home space. The family bathroom is positioned off the landing, with the boiler discreetly located in a cupboard adjacent to the shower and serviced annually. The washing machine is also located here.



Occupying the entire top floor is a generous principal bedroom measuring approximately 16ft by 13ft, creating a peaceful and private retreat. The en suite shower room has been updated and provides a smart, contemporary finish. The proportions of this suite give it a sense of separation from the rest of the house, ideal for busy family life.

Outside

The rear garden is south facing, making it a genuine sun trap. A paved terrace provides the perfect spot for morning coffee or summer entertaining, with manageable planting creating an attractive yet low maintenance outdoor space.

To the front, the property benefits from one allocated parking space, Space No. 1, alongside informal parking directly outside the house. Further visitor parking is available within the recreation ground opposite.

The current management charge is £20 per month. There is no external managing agent. Two neighbouring residents act as directors and homeowners meet annually to agree how funds are allocated, creating a simple and transparent arrangement.

The Finer Details...

Tenure: Freehold

Title Number: TBC

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Superfast, up to 80 mbps download.

Garden Orientation: South

Estate Charge: £20pcm

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

