



New Cottage 16 High Street, Handcross, West Sussex, RH17 6BJ
Price Guide £385,000



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A great opportunity to acquire this former commercial property that has recently been granted planning permission to change back into a residential property if desired.

Change of use has been obtained under the Town and Country Planning Act 1990 to Class C3 Dwelling House. REF: DM/21/1066.

This former hair and beauty salon could still be considered for commercial use if needed and the new planning consent granted late May 2021 expires in 3 years.

EPC: C (51)

125m² Approx. useful floor area.

Location

New Cottage is a period high street house that was originally a residential home located in the high street of Handcross and opposite other traditional family homes.

The property has undergone a change of use several times since the 1970s and has been very well maintained by the current owners but still retains many original external and internal features and in our opinion could offer flexible and versatile living accommodation.

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Agents Notes

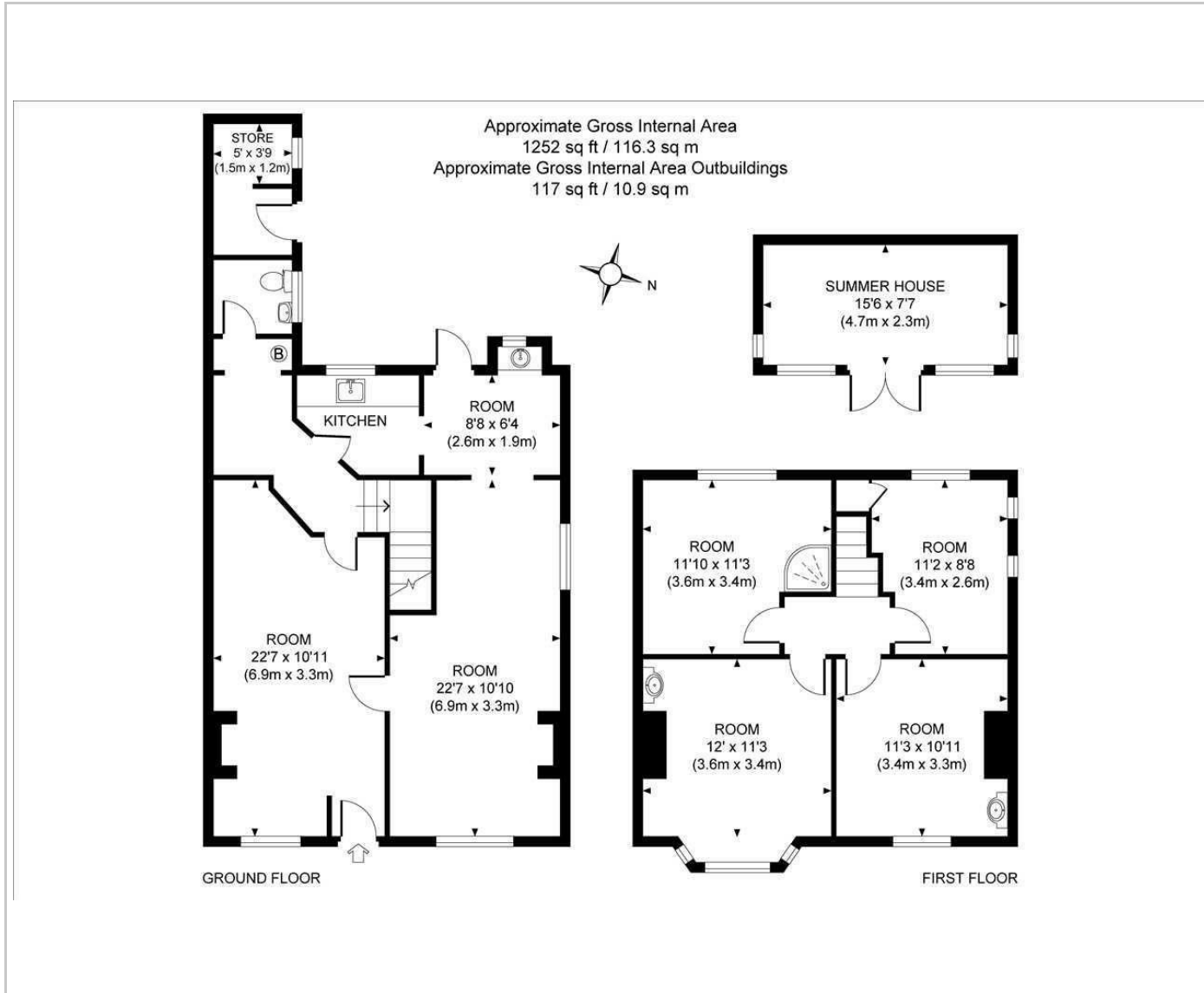
Other amenities in the high street consist of a small Spar convenience shop, a butchers, florist, Hardware and gift shop, high end bed shop and a vintage collector show room/shop, news agents, delicatessen/ sandwich shop.

There is one public house the Red Lion and Nymans gardens and woods that are open to the public and serviced with a takeaway café.

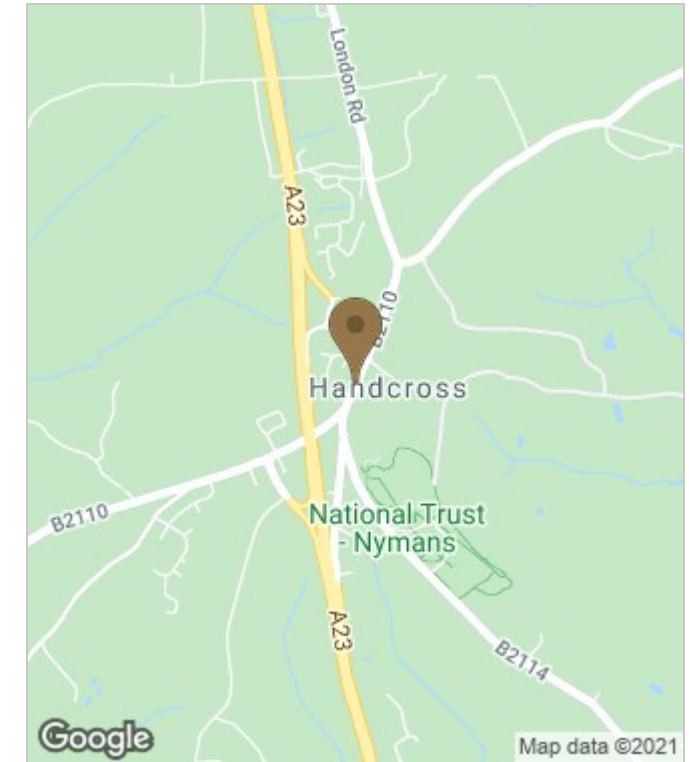
Schools in the area are Handcross Primary School, situated at the northern end of the village with Handcross Park School, an independent prep school opposite. Another benefit is the location to the A23/M23 road network with Gatwick airport about 15 mins drive North and Brighton about 30 mins drive South.



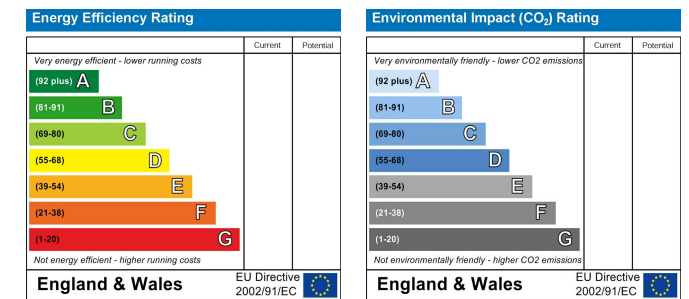
Floor Plans



Area Map



Energy Performance Graph



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