



1 MOUNT NODDY, TURNERS HILL



1 Mount Noddy  
Paddockhurst Road  
Turners Hill  
RH10 4SE

**GUIDE PRICE £350,000**

A characterful semi detached house requiring  
some modernisation and improvement

2 Reception rooms • Kitchen/breakfast room  
2/3 Bedrooms • Bathroom  
Mature garden with greenhouse  
Summer house • Outbuildings  
Off road parking to the rear

Contact : Sam Benson  
SamB@rhrwclutton.co.uk 01342 410122



#### VIEWING

Strictly by confirmed timed appointment only  
with the agents only.

#### SITUATION

The property is situated on a country road within  
close proximity of Turners Hill village. Turners Hill  
benefits from a village shop, two public houses  
and a primary school. For a greater range of  
shopping facilities and recreational amenities,  
Crawley and East Grinstead both lie within  
about 6 and 5 miles respectively. The property  
is conveniently located for easy access to Three  
Bridges railway station, Gatwick Airport and the  
M23.



## DESCRIPTION

1 Mount Noddy is a characterful semi detached property enjoying a fine rear outlook across adjoining estate-owned land. The front door opens into a **hallway**, with stairs rising, and leads through to a **dining room** and beyond to a well fitted **kitchen/breakfast room** with spaces for white goods and an electric cooker. There is a **sitting room** with built in storage and a further ground floor room which could be used as a **study or further bedroom**. The **family bathroom** comprises a wc, wash hand basin and bath with shower over and there is a separate **cloakroom**. A further hallway leads out to the rear of the house.

On the first floor, stairs lead up from the entrance hall to a small landing and **2 bedrooms**.

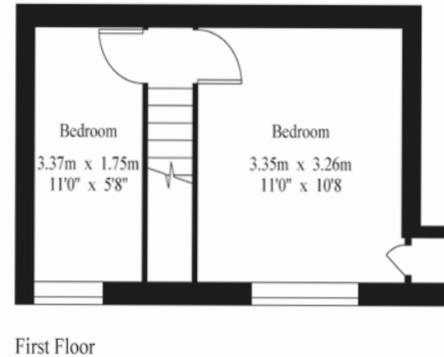
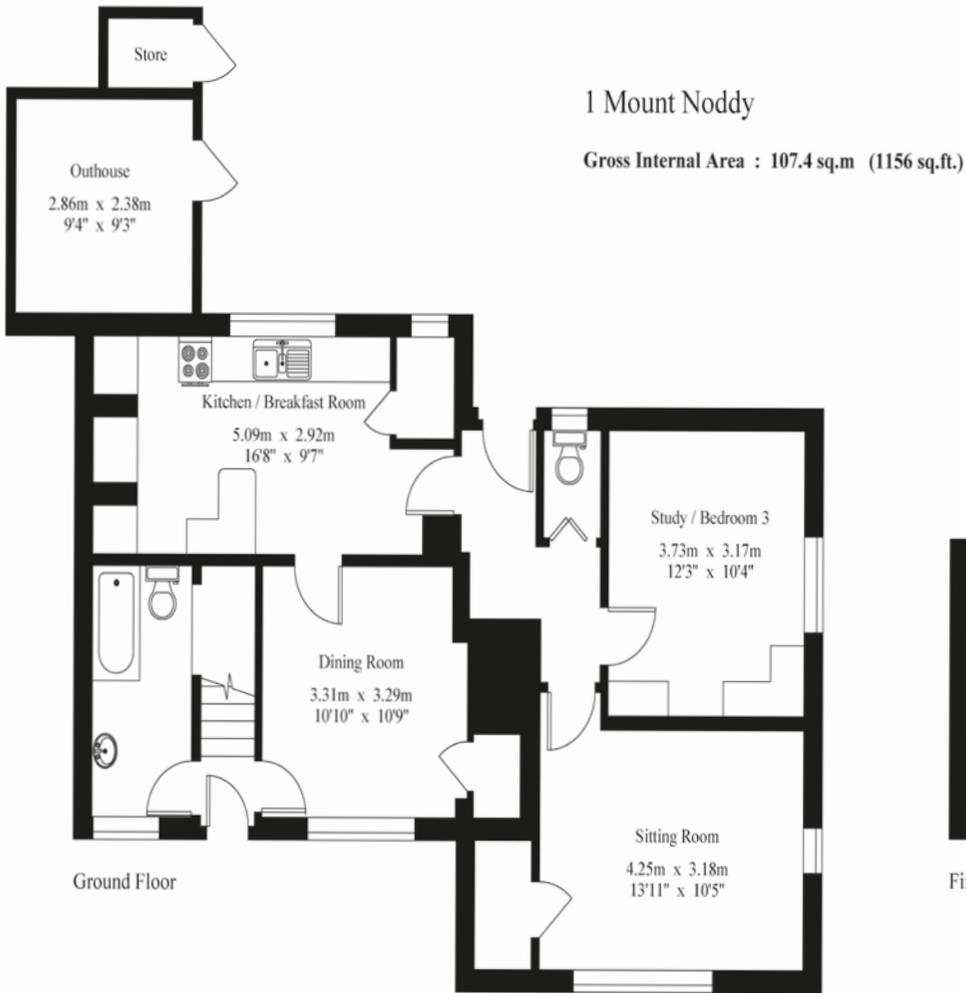
## OUTSIDE

To the front a shared access gate leads to an open front garden, and the front door, which extends round the side to a large **garden** which is mainly laid to lawn with flower bed and shrub borders and numerous trees, together with a **summer house** and **greenhouse**. A brick **outbuilding** to the side of the property offers good storage and workshop facilities. Off road parking is available to the rear of the property which is approached via a private, shared drive (shown in purple on the separately attached sale plan) leading from Paddockhurst Road behind the Mount Noddy properties.

## FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. The fitted carpets are included.





For Identification Purposes Only.  
© 2020 Trueplan (UK) Limited (01892) 614 881

## TENURE & POSSESSION

The property is freehold with vacant possession on completion.

## SERVICES (not tested and therefore not warranted)

Oil fired central heating, mains water and electricity are connected. Drainage is to a private, shared system.

## PLAN

The sale plan is for identification purposes only.

## LOCAL AUTHORITIES

West Sussex County Council (01243 771100)  
Mid Sussex District Council (01444 458166)  
Council Tax Band C (£1,278.88 - 2020/21)  
EPC Band 'E' (40)

## DIRECTIONS (RH10 4SE)

From East Grinstead head towards Turners Hill on the B2110. At the crossroads continue over on the B2110 bearing left towards Balcombe and 1 Mount Noddy is located approx 1.2 miles on this road on your right hand side, just before Worth School. There is a layby opposite the front of the property which can be used when viewing, in addition to the parking available at the rear.

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars updated November 2020.



01342 410122  
www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF