



3 Frithmans

LONDON ROAD | PYECOMBE | WEST SUSSEX | BN45 7ED

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Situation

A sizable detached family home located in a semi-rural location surrounded by farmland with a wealth of luxury fixtures, fittings and landscaped gardens

Pyecombe is a small village with elevated countryside views, the village provides a church, public house and a Marks & Spencer Simply Food Store. Hassocks mainline railway station is situated within 2½ miles and provides regular services to London, Brighton and Gatwick (Victoria in approximately 55 minutes). Further to this, Gatwick Airport can be reached by car in approximately 30 minutes. The area is brimming with well-respected state and private schools including Ditchling C of E, Great Walstead, Downlands, Burgess Hill School for Girls, Hurst College and Brighton College. The city of Brighton and Hove is approximately 9 miles away and provides world class shopping, restaurants and provisions of the arts with a diverse twist. The surrounding countryside and rolling South Downs provide the finest backdrop for walking and horse riding.

Situated in a semi rural location within the South Downs National Park. This detached family house benefiting from the remainder of its 10 years build warranty, is arranged over 3 floors. The property showcases a wealth of luxury fixtures and fittings along with a range of environmentally sustainable features including air source heat pump with low-temperature radiators, underfloor heating to the whole of the ground floor, modern fitted bathroom suites and beautifully landscaped gardens. Reception space is plentiful on the ground floor with a sizable, double aspect sitting room and kitchen/dining room with a range of fitted appliances both accessed via the entrance hall. Stairs lead to the first floor where there are 4 double bedrooms and a modern fitted family bathroom. It should be noted that the principal bedroom and second bedroom are both serviced by en-suite shower rooms. A further 2 bedrooms and shower room reside on the second floor. The half tiled hung house sits centrally within its plot with a sizable gated driveway at the front providing ample parking. Perfect for entertaining or relaxing, the garden provides multiple terrace areas looking over the central lawn. A sizable outdoor covered kitchen and seating area lies to the side of the property and there is also the benefit of a detached garage/workshop.



Kitchen

- » Shaker style wall and base units
- » Polished concrete worksurfaces
- » Inset double 'Butler style' sink
- » Inset induction hob with extractor fan over
- » Tiled splashback
- » Integrated double electric oven
- » Integrated fridge freezer
- » Integrated dishwasher
- » Tiled floor



Bathrooms

Family Bathroom

- » Free standing bath with floor mounted taps and hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Free standing oversized wash hand basin with wall mounted taps



Second Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and curved glazed door
- » Low level w.c. suite with concealed cistern
- » Free standing wash hand basin with wall mounted taps

Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and curved glazed door
- » Low level w.c. suite with concealed cistern

Second Floor Shower Room

- » Fully tiled shower cubicle with wall mounted shower and curved glazed door
- » Low level w.c. suite with concealed cistern
- » Free standing wash hand basin with wall mounted taps



Specification

- » Air source heat pump
- » Underfloor heating to the whole of the ground floor
- » Low-temperature radiators (first and second floor)
- » Chesney Beaumont wood burner stove located in the sitting room
- » Outdoor kitchen/dining/seating area with concrete worktops and power points
- » Kitchen garden with a selection of raised bed and a greenhouse
- » Summerhouse with light and power
- » Detached garage and workshop
- » Modern sewage treatment plant with a new soakaway system and a rainwater harvesting unit
- » High speed fibre broadband
- » Remainder of the LABC warranty valid until 01/09/25



External

The property is approached via a timber 5 bar gate and over a sizable shingle driveway providing parking for several cars flanked on one side by an area of artificial grass. There is also access to the detached garage. To the side of the property is a paved seating/entertaining area covered by a timber pergola and housing an outdoor kitchen with concrete worksurfaces. A paved path adjoins the full length of the rear of the property with steps up to lawn with well stock raised sleeper beds. Steps lead to a further tier with another central lawn and paved terraces, one with a modern pergola and the other housing a summerhouse.





Transport Links

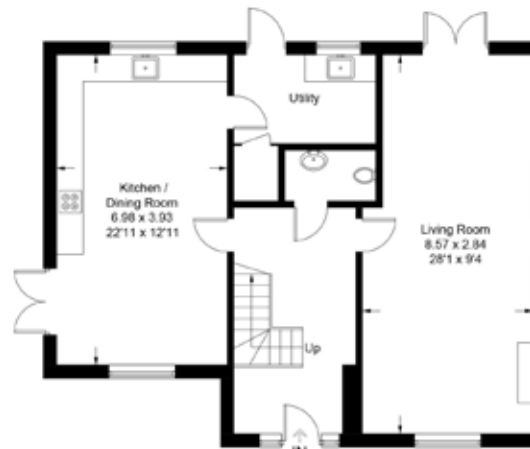
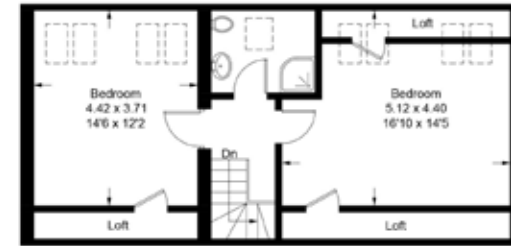
Hassocks Train Station	approx. 3 miles
Haywards Heath Train Station	approx. 11.7 miles
London Victoria By Train	approx. 47 mins
A23 Slip Road	approx. 0.4 miles
Brighton	approx. 6 miles
Gatwick Airport	approx. 22 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

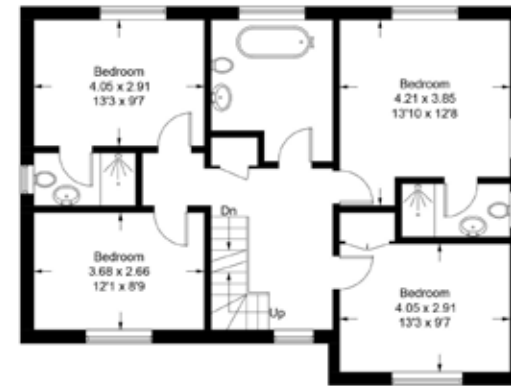
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Approximate Gross Internal Area = 220.7 sq m / 2376 sq ft
 Outbuilding / Garage = 29.4 sq m / 316 sq ft
 Total = 250.1 sq m / 2692 sq ft

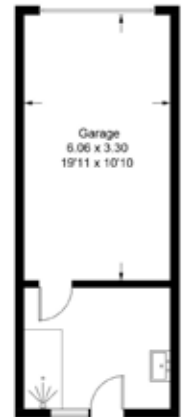


Ground Floor

Second Floor



First Floor



Outbuilding / Garage
(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100379)

A buyer is advised to obtain verification from the solicitor.

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34 HIGH STREET, DITCHLING, EAST SUSSEX, BN6 8TA

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