







## High Street, Handcross

A Victorian detached house, which has been fully refurbished, with large rear garden, off road parking and double garage to the rear.



- ▶ **Victorian Detached House**
- ▶ **Off Road Parking**
- ▶ **Fire Places**
- ▶ **Utility Room**
- ▶ **Cellar**
- ▶ **Large West facing Rear Garden**
- ▶ **Double Garage**
- ▶ **High Standard Throughout**
- ▶ **Downstairs Cloakroom**
- ▶ **Village Location**

Originally built 1880, the current owners have fully refurbished in recent years to provide a stunning family home. In more detail the property comprises entrance hall with doors leading to formal sitting room with bay window and wood burning stove, dining room with bay window overlooking the front. To the rear from the entrance hall is large opening to family room, with open featured fire place, rear access and opening to kitchen/breakfast room. The open space features wood burning stove, herringbone effect flooring, built in seating area and opening to modern kitchen. The kitchen provides ample work top space, storage and built in appliances. On from the kitchen to the rear is utility room, downstairs cloakroom, and rear access to the garden.

The first floor comprises large landing with doors opening to master bedroom with modern en-suite bathroom with separate shower and bath. Three further double bedrooms and modern family bathroom which is again high-quality finish with separate shower and bath.

Further attributes include cellar with access from the entrance hall, measuring approximately 27' x 14'2" and provides ample storage, with scope to convert in the future. Work undertaken in recent years include new gas central heating boiler, electrical update, plastered throughout, new flooring, new fireplaces and fully decorated throughout.

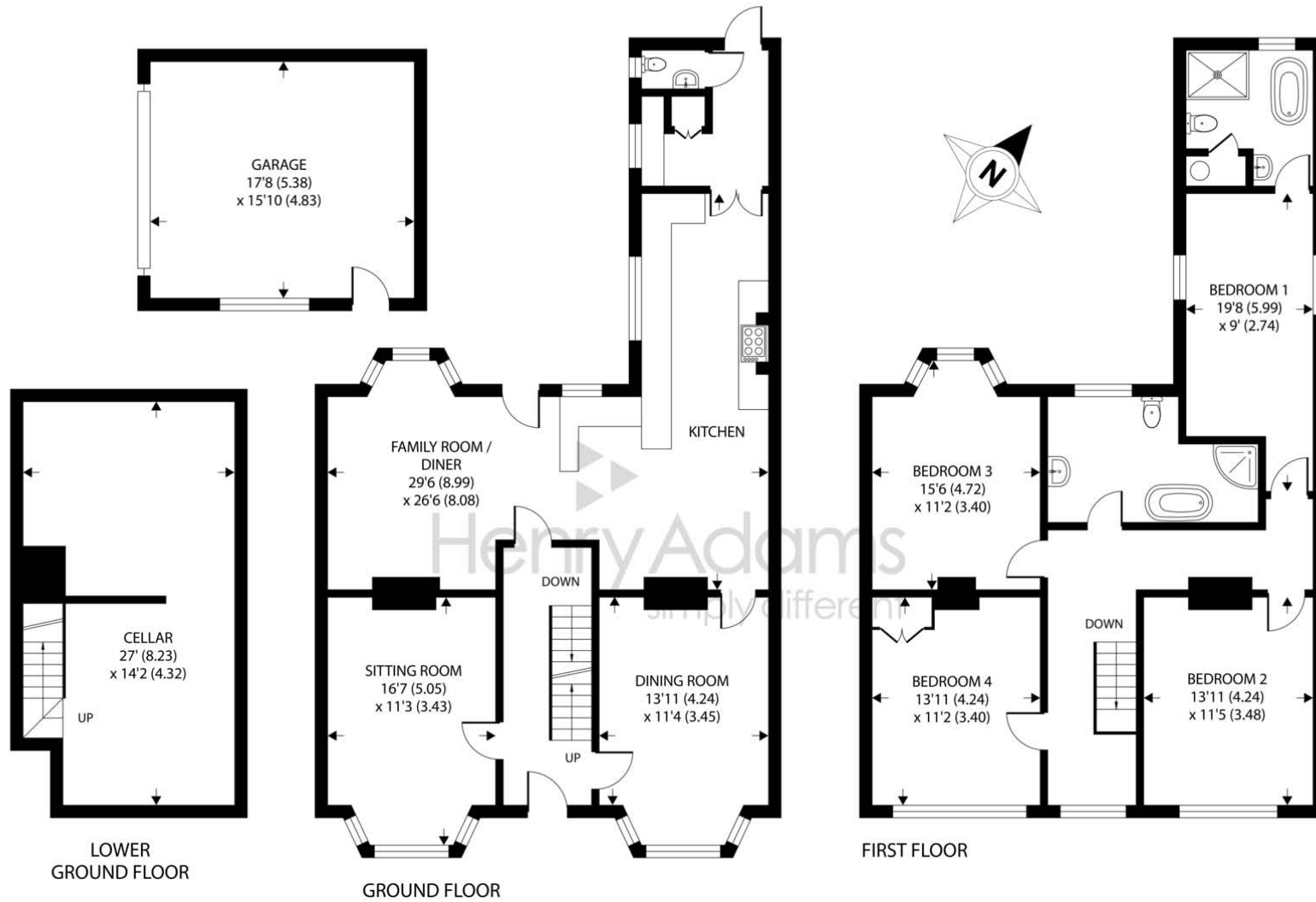












Approximate Area = 2716 sq ft / 252 sq m (includes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Outside

To the front is landscaped garden with mature shrubs, hedges, iron railing and gated entrance, with path leading to front door. To the rear is mature West facing garden, measuring approximately 125". The mature garden is mainly laid to lawn with decking terrace leading from the house with further patio and path leading to a second terrace with shed. The garden features Pergola to split the different seating areas and wide range of mature flowers, shrubs and trees. The garden is surrounded by brick wall and provides rear gate with access to off road parking for several cars and access to double garage with electric up and over door.

## Location

The property is set in the heart of Handcross village which offers local amenities including butchers, grocery shop, pub, local shops, café, hairdressers, doctors surgery, playing fields, Nymans Gardens and village primary school. Links to schools include Warden Park Secondary Academy and the surrounding area is also the home of several excellent independent schools including Handcross Park, Ardingly College and Worth Abbey.

The towns of Haywards Heath and Horsham are both located approximately 9 miles from Handcross, providing an extensive range of shopping, sporting and entertainment amenities together with the main line railway station with regular services to London (Victoria and London Bridge). By public transport regular bus route to Brighton, Crawley, Haywards Heath and Burgess Hill. By car access to A23/M23 is within easy access with links to Brighton, Gatwick Airport, London and beyond.





