



Brougham Lane, Pease Pottage

Spacious four bedroom detached family home built by Riverdale in 2017 located in a quiet cul-de-sac in the village of Pease Pottage



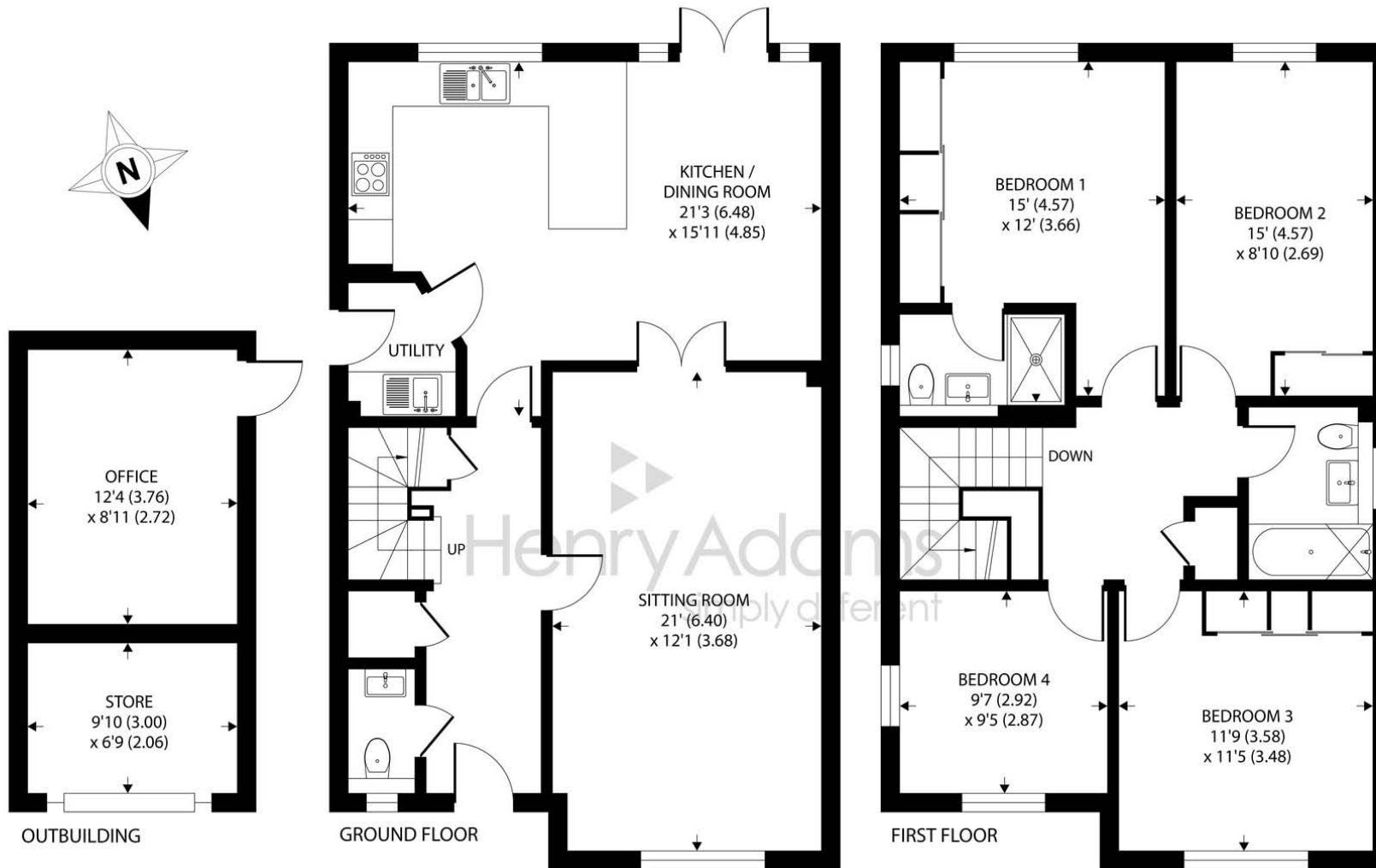
- ▶ **Four Double Bedrooms**
- ▶ **Home Office/Gym**
- ▶ **Off Road Parking**
- ▶ **Downstairs Cloakroom**
- ▶ **Under Floor Heating**
- ▶ **En-Suite to Master Bedroom**
- ▶ **Remainder of 10 year NHBC warranty**
- ▶ **Utility Room**
- ▶ **South Facing Rear Garden**

Measuring approximately 1642 sq ft, this family home is presented to a high standard throughout and ready to move straight in to. In more detail the property comprises entrance hall with doors leading to downstairs cloakroom, two storage cupboards, large sitting room measuring approximately 21' x 12'1 with featured modern fireplace and double doors leading to kitchen/dining room. The large open plan kitchen/dining room provides granite work tops, breakfast bar, integrated Bosch appliances including oven, microwave/grill, gas hob and wine fridge. From the kitchen are double doors leading to rear garden and access to utility room with side access, sink and plumbing for washing machine.

The first floor comprises large open landing storage and doors leading to master bedroom with built in wardrobes and en-suite shower room. From the landing is access to bedroom two with built in wardrobes, bedroom three with built in wardrobes, dual aspect fourth bedroom and family bathroom with frosted window, wc, wash basin, bath with shower over bath and screen. All the bedrooms are double bedrooms with three fitted with wardrobe and the fourth measuring approximately 9'7" x 9'5".

Other attributes include gas central heating with underfloor heating on the ground floor, double glazing throughout, Remainder of 10 year NHBC warranty, high quality finish including oak doors and recently decorated.





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Approximate Area = 1454 sq ft / 135 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 1642 sq ft / 152.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Henry Adams. REF: 649164

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 a small front garden mainly laid to lawn with box hedging and pathway. There is parking for two – three cars and side access to the rear garden. The garage has recently been converted to provide a great home office/gym with Cat 5 sockets, insulation, electricity, and electric heater. As part of the garage conversion, there is still space to the front for storage as well as loft storage, over the home office.

The rear South facing garden provides a large recently laid grey patio area, with outside power sockets, several lights, side bin storage and mainly laid to lawn with raised beds. There is access to home office and behind the home office is space with outside power sockets ideal for hot tub or summerhouse.

Location

Located in a quiet residential development of Pease Pottage, the village provides nearby countryside walks on your doorstep as well as playing fields, pub/restaurant and close to Cottesmore Golf and Country Club. The nearby village of Handcross offers local amenities including butchers, grocery shop, pub, local shops, café, hairdressers, doctor's surgery, Nymans Gardens and village primary school.

The towns of Crawley and Horsham are both located approximately close by, which provides 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 and the South Coast via Horsham or Three Bridges mainline station. By car access to A23/M23 is within easy access with links to Brighton, Gatwick Airport, London and beyond.

