



£1,750pcm

Massey Close, Thakeham, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**

## Massey Close, Thakeham, West Sussex, RH20 3GZ

This bright and airy three bedroom semi detached house was built in 2021 and the owners have further improved the property since, in order to create a stunning, high specification family home. Tucked away at the end of a private cul-de-sac, the immaculately presented property offers almost 1150 sq. ft of living space, plus a superbly appointed detached home office/garden room outside.

The ground floor accommodation features a cloakroom / WC, plus an upgraded kitchen with integrated AEG oven and microwave, a Quooker tap, full size dishwasher and a sociable breakfast bar onto the lounge/dining room. There is smart lighting throughout and fibre broadband to the property. All three bedrooms are doubles, the principle featuring an ensuite shower room and a Juliet balcony with views to the rear. Home workers will appreciate the insulated and double glazed detached garden room/office with a store and large rooflight window above. With a combi boiler and an energy rating of B, the house is very economical to run. The south westerly facing rear garden is a lovely place to relax with family and friends. There is a full width patio seating area, plus gated access to the front, with allocated parking space for two to three vehicles.

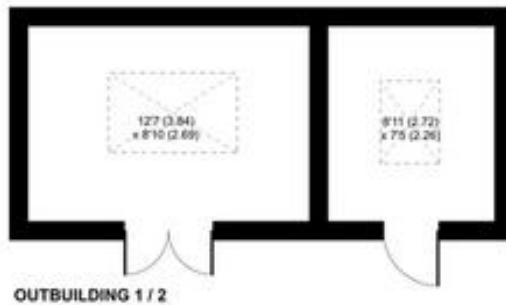
Thakeham is a friendly and welcoming village, with a preschool, a large recreation ground plus a couple of children's playparks and a fabulous shop and cafe. The primary school and Rock Road site of Steyning Grammar are only five minutes drive away, with further facilities available at nearby Storrington and Ashington.





## Massey Close, Thakeham, Pulborough, RH20

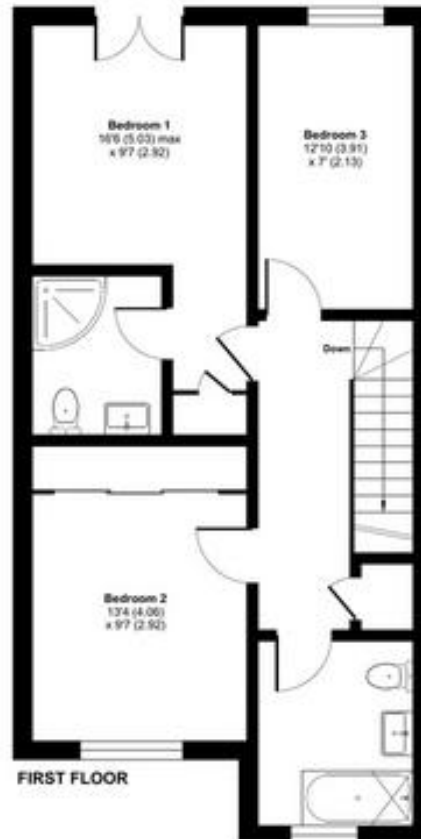
Approximate Area = 1137 sq ft / 105.6 sq m  
Outbuildings = 178 sq ft / 16.5 sq m  
Total = 1315 sq ft / 122.1 sq m  
For identification only - Not to scale



OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nithcom 2024.  
Produced for Lundy-Lester Ltd. REF: 1125212



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92-100) <b>A</b>                           |           | <b>95</b>               |
| (81-91) <b>B</b>                            | <b>85</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |



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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.