



The Wyshe

Pyecombe, West Sussex, BN45 7FB

MARCHANTS

The Wyshe

A well-appointed three-bedroom house with a spacious lounge/diner, downstairs cloakroom and entrance lobby. Located in the semi-rural village of Pyecombe, the property benefits from allocated parking, garden on three sides and with stunning views.

£450,000

MARCHANTS

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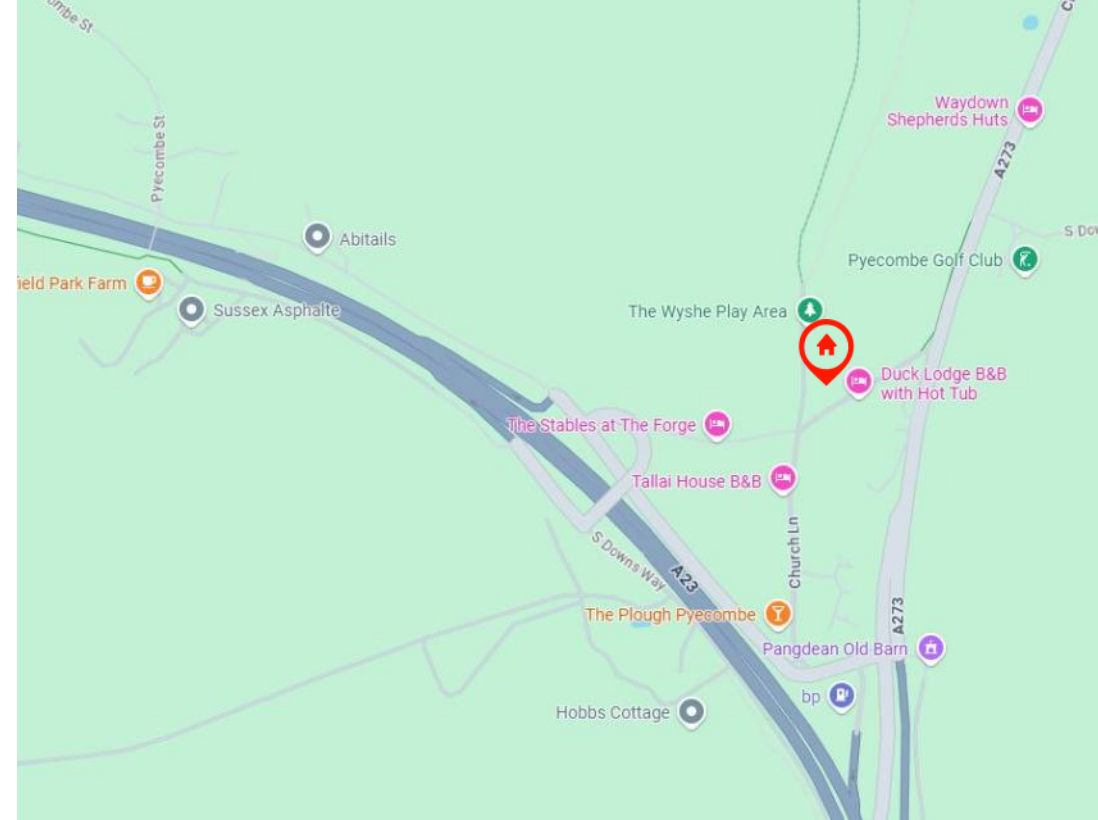
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Features

- Semi Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Stunning Views
- Lounge/diner with Wood Burning Stove
- Semi-rural Village Location
- Gardens on Three Sides
- Off Street Parking



Pyecombe is nestled on The South Downs.



Location

The Wyshe is situated in the Historic village of Pyecombe which has a warm welcoming community. The Transfiguration Church, Marks & Spencer Simply Food and the family run pub The Plough, with views of rolling countryside from many of the windows and within a stone's throw from countryside walks. A children's playpark is located in proximity to the houses on the Wyshe.

The A23 provides direct access to Brighton and Gatwick Airport whilst the nearby village of Hassocks provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast.

- Hassocks Station (2.3 miles)
- Burgess Hill (4.6 miles)
- Brighton (6.3 miles)
- Gatwick Airport (21.9 miles)

Accommodation

PVCu door into **LOBBY** with vaulted ceiling with 'Velux' window, radiator, built-in counter/work surface with floating shelving over, ceramic tiled floor. Folding door to:

CLOAKROOM Close coupled toilet and vanity unit with a countertop hand basin and mixer tap. Extractor and PVCu double glazed window.

Open arch into **KITCHEN** Gloss cream fitted cabinetry to include wall and base mounted units and drawers with wood effect worksurface over and inset one and half bowl stainless steel sink and drainer with mixer tap, ceramic tiling to splash back areas. Spaces for a range style cooker with extractor over, washing machine and tumble dryer, slimline dishwasher and American style fridge freezer. Track lighting and ceramic tiled floor.

INNER HALLWAY Laminate flooring, wall mounted consumer unit, radiator. PVCu door to side access and PVCu door to the patio and rear garden.

LOUNGE/DINER An East to West double aspect room, with wonderful views of open countryside from the dining area, laminate flooring, wood burning stove with 'Oak' over mantle. PVCu double doors to the front patio area and garden beyond.





STAIRS RISING TO FIRST FLOOR

LANDING PVCu window with a view of rolling countryside. Built-in cupboard housing a 'Worcester' combi boiler, 'Honeywell' room thermostat. Hatch to loft.

BEDROOM ONE A double room with two full-length mirror fronted double wardrobes, radiator.

BEDROOM TWO A West and South double aspect room, display counter and shelving above, radiator.

BEDROOM THREE East aspect with views, radiator and fitted floating shelving.

BATHROOM A white suite comprising, panel enclosed bath with thermostatic shower apparatus over and pivoting glazed screen, built in vanity cupboards with inset toilet and hand basin and fitted mirror above. Ladder style towel warmer, recessed downlights, partially ceramic tiled walls, a ceramic tiled floor.



Garden and Patio Area

FRONT Allocated parking for two vehicles. Timber gate to;

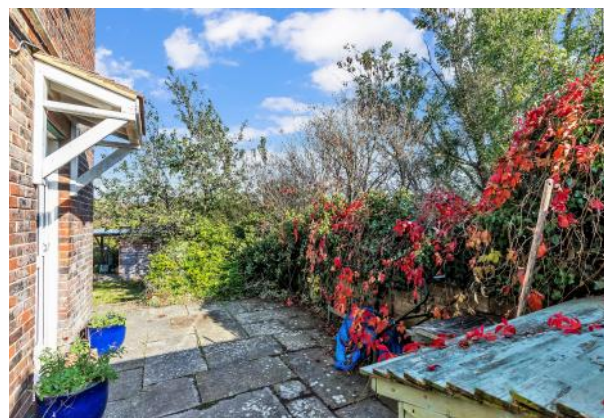
FRONT GARDEN A centrally paved path to the front door, laid to lawn with paved patio area. Side gate to timber shed and log store.

SIDE GARDEN Gate onto paved area with timber shed and log store, brick walled boundary and trellis over, outdoor water tap.

REAR GARDEN Paved patio area to enjoy the views, step down onto lawned garden and established fruit trees, timber building with potential as an office/gym with a covered outside deck and power.

Additional Information

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



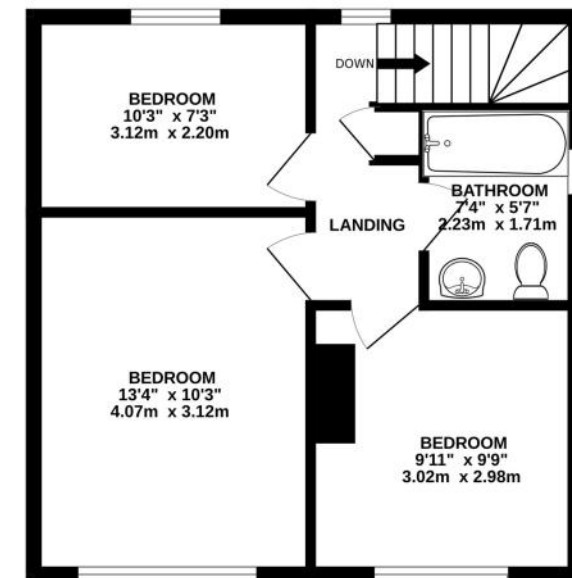
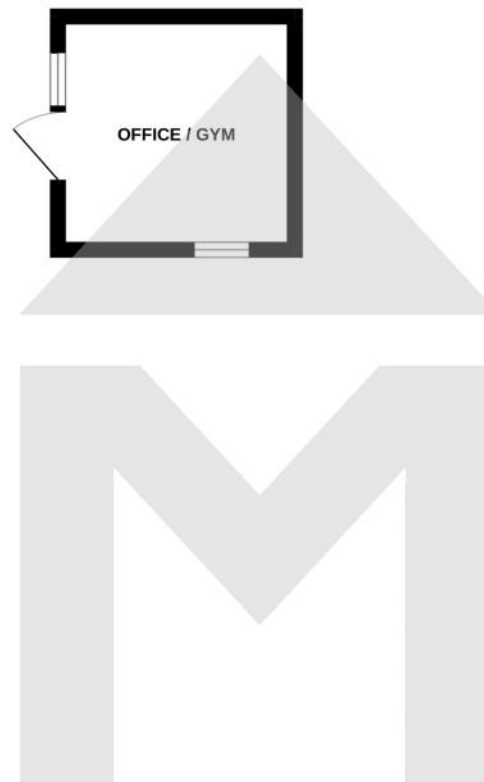
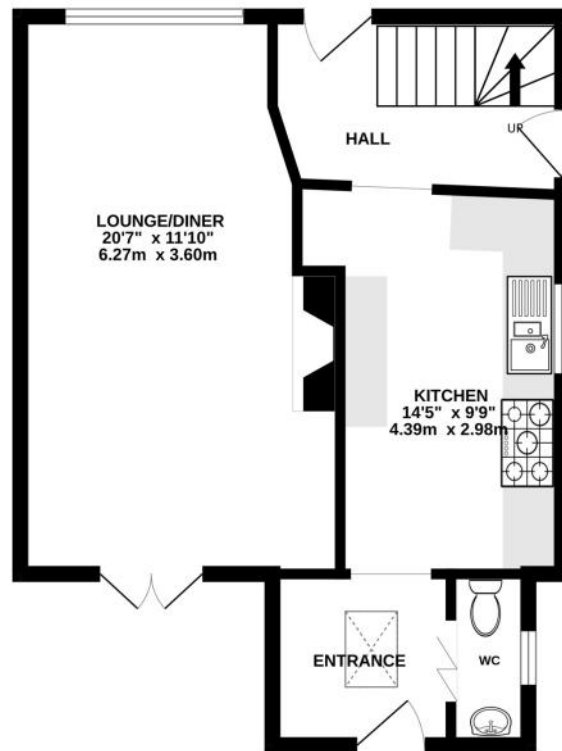
Floorplan



PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.
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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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