

# Berryland Cottages London Road

Sayers Common, BN6 9HX

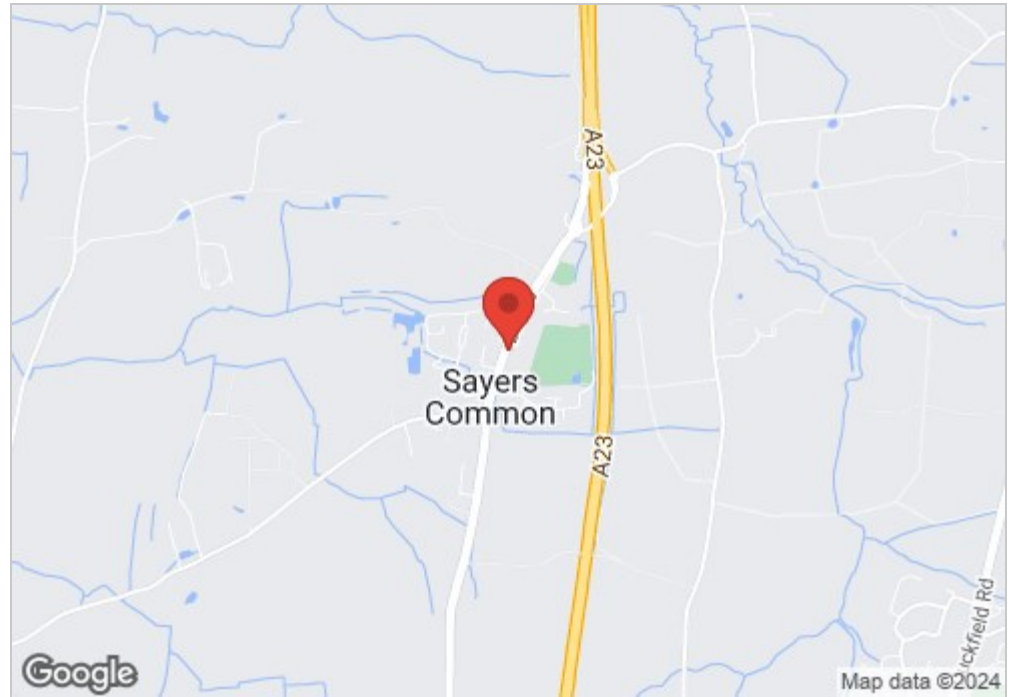
**Asking price £585,000**

A wonderfully improved and extended Victorian semi detached home situated in the village of Sayers Common (part of the parish of Hurstpierpoint). Everyday needs are available at the local Community Shop which is located a few metres down the road, stocking a surprisingly wide variety of items. Access to the larger village of Hurstpierpoint is within about 1.5 miles where a wider range of local facilities is available. Primary schooling is nearby at Albourne CEP School and St Lawrence CEP School in Hurstpierpoint. Many miles of open countryside can be accessed from the village and the A23 leading on to the M23 and M25 is only a few moments in the car. Gatwick is less than 20 minutes away and also Brighton is 15 minutes down the road.



- Beautifully Presented Character Home
- Character Features Retained
- Open Plan Kitchen & Living Area
- Family Shower Room/WC
- Off Road Parking
- Improved & Extended By Present Owner
- Wonderful Landscaped Garden
- Master Bedroom Suite
- Ground Floor Utility Room & Cloakroom
- Close To Village Shop & Countryside Walks

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	69	81
England & Wales	EU Directive 2002/91/EC	



**LONDON ROAD**  
 Approximate Gross Internal Area = 132.74 sq m / 1428.80 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**

**Approximate Floor Area**  
764.77 sq ft  
(71.05 sq m)

**FIRST FLOOR**

**Approximate Floor Area**  
664.02 sq ft  
(61.69 sq m)

