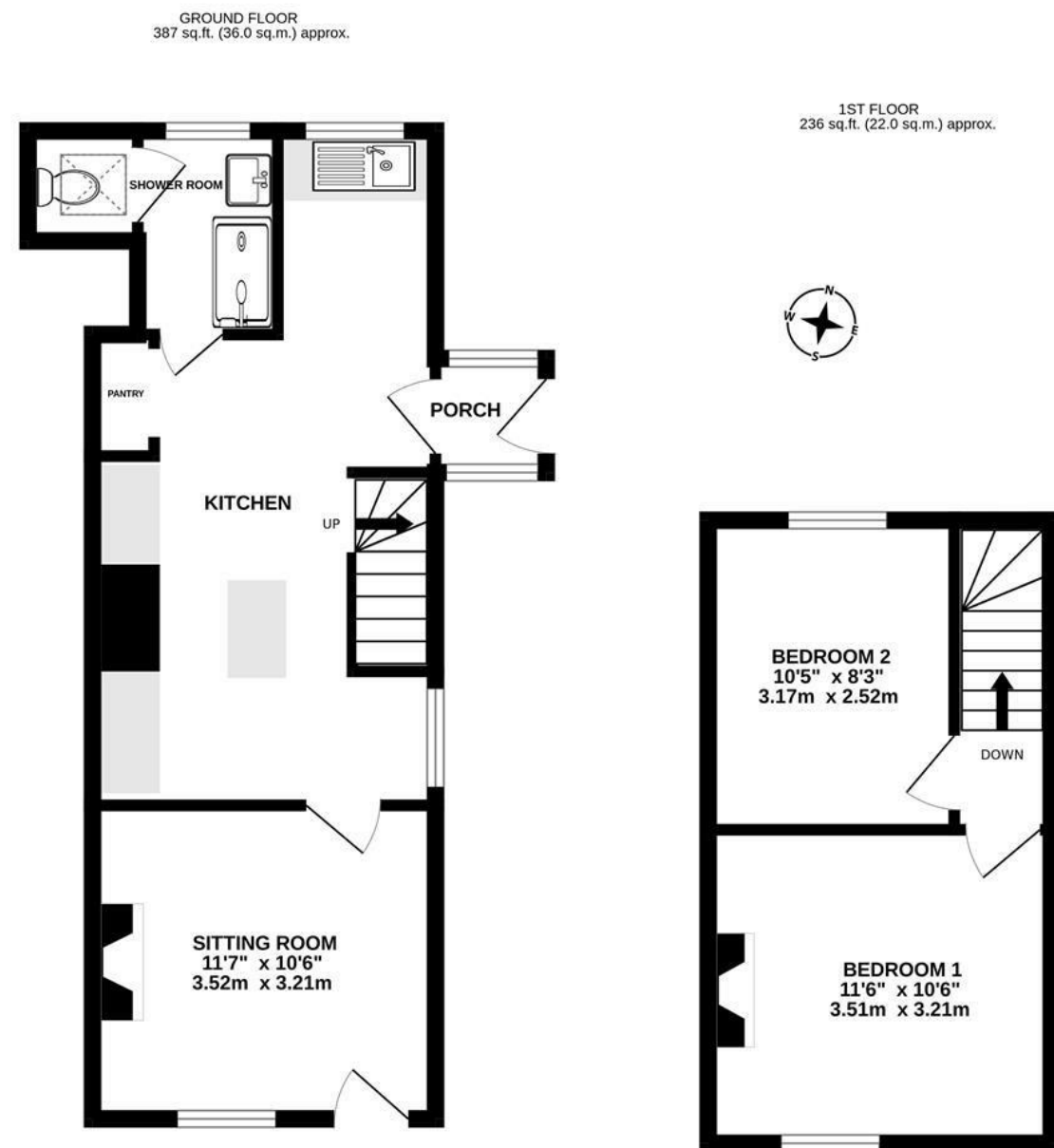


7, Kingsland Cottages Reeds Lane, Sayers Common, West Sussex, BN6 9JG

Guide Price £400,000 Freehold

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What We Like.

- \* Space at the side to extend property subject to consents.
- \* Period character features throughout.
- \* Good size grounds to front and rear.
- \* Large driveway for ample off road parking.
- \* Two double bedrooms.
- \* Cottage style kitchen/dining room.
- \* Pleasant village location.

The Property.

A charming period cottage located in a desirable lane within the village of Sayers Common. The property is situated on a very generous plot and enjoys a large, sunny rear garden as well as a good size front garden that offers a driveway affording off road parking for numerous vehicles. The light, spacious accommodation is considered to be in very good order throughout and retains many inherent period features. Highlights include two double bedrooms, sitting room with feature fireplace and a cottage style kitchen with walk in pantry. Sayers Common offers a good range of amenities is close to both Hassocks and Hurstpierpoint and provides easy access to the A23.

The Ground Floor.

The ground floor accommodation provides a comfortable sitting room having a feature fireplace fitted with a wood burning stove as well as exposed floorboards. The cottage style kitchen/dining room is a particular feature with a walk in pantry and separate utility area. Off of the kitchen is the modern bathroom with walk in shower.

The First Floor.

On the first floor are two attractive double bedrooms. Both rooms feature period fireplaces and the second bedroom has exposed floorboards.



Gardens and Parking

The grounds and gardens of the property are generous to both front and rear. The enclosed rear garden has a large expanse of lawn with areas of hardstanding and terrace and there are several timber outbuildings and a covered areas ideal for storage etc. The garden shed at the rear of the garden has the benefit of power . The front is arranged with lawn and a good size gravel driveway affording off road parking for several vehicles. The front is approached by a five bar gate and is enclosed by established hedgerows.

NOTE.

There is ample land to the side of the property for extension or further development, subject to the necessary consents.

Further Attributes

The property enjoys period charm throughout as many inherent features are retained. The modern convenience of double glazing and central heating compliment the properties character.

The Finer Details.

Tenure: Freehold  
Title Number: WSX364142  
Local Authority: West Sussex  
Available Broadband Speed: Ultrafast (up to 80mbps download)

