



St Georges Cottages

Brand New 4 Bedroom 3 Bathroom House

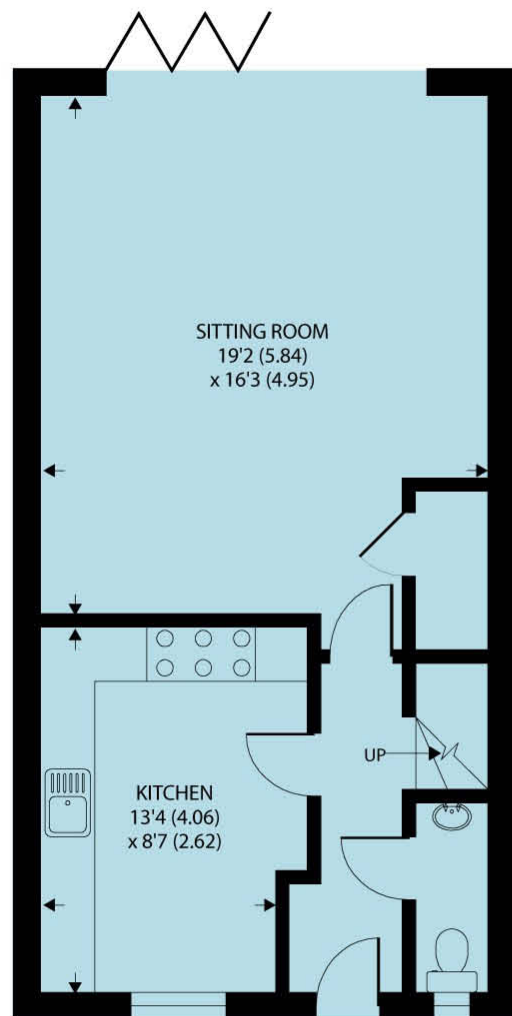


- ▶ **Brand new 4 semi detached house**
- ▶ **Situated in quiet village of Handcross**
- ▶ **Easy access to dual carriageway**
- ▶ **4 bedrooms and 3 bath/shower rooms**
- ▶ **Allocated parking for 2 vehicles**
- ▶ **Bi-folding doors to rear garden**

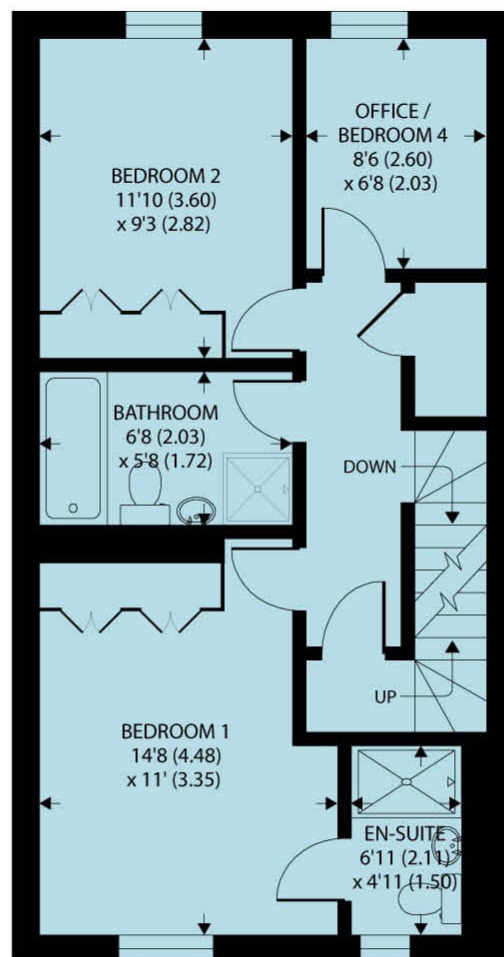
Accommodation of this property briefly comprises private front garden laid to lawn, an oak-finished front door, oak flooring to the ground floor, burglar alarm controls, cloakroom, a beautifully designed 'Shaker' style kitchen complete with high and low level cupboards and integrated appliances. An extremely well-proportioned living/dining area complete with conservatory area with bi-folding doors backing onto the superb rear garden and an under stairs storage cupboard.

First floor accommodation continues with two spacious double bedrooms both with fitted wardrobes and one with en suite shower room, a fourth smaller bedroom, and a beautifully stylish family bathroom complete with bath and separate shower, glass shower screen, Amtico flooring, heated towel rail, wc, basin and large wall mounted mirror. Second floor accommodation completes the property with spacious Master bedroom complete with built in storage cupboard and en suite shower room with shower cubicle, wc, 'His and Her' basins, heated towel rail, basin and LED lit wall mounted mirror. To the rear, the property comes with an attractive and low maintenance rear garden, with timber framed storage shed and outdoor water tap. Access to the allocated parking spaces is also provided through the back gate, and can also be accessed through the main shared driveway. The property is only available on an 'Unfurnished' basis, and has the added benefit of gas fired central heating and is double glazed throughout.

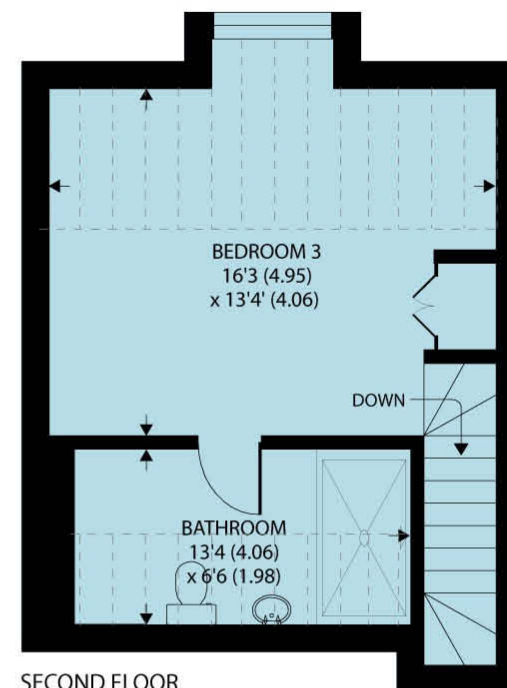




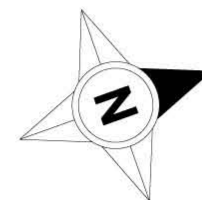
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Denotes restricted head height

St George's Cottages, Brighton Road, Handcross, Haywards Heath

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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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.

Location

Being set in the village of Handcross, this property offers fantastic access to the M23 and the towns of Haywards Heath and Horsham close by provide excellent commuter routes to both London and Brighton. Handcross itself offers many local amenities including a store, newsagent, award winning butchers, hair salons and of course the village's very own National Trust property; Nymans Gardens, which is only 1 minutes' walk from this property. The village also offers a fantastic primary school, Prep school and doctors surgery.

