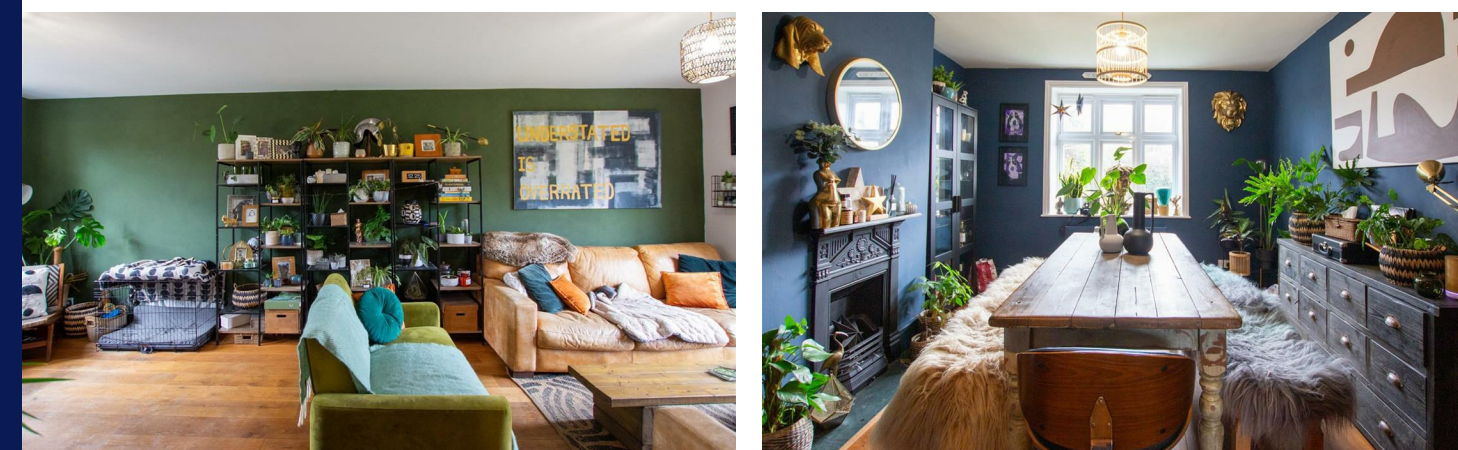
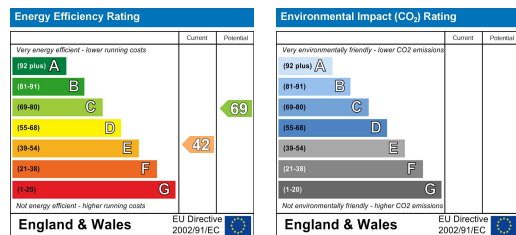


TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.
 Plans for illustration purposes only. Intending purchasers should check measurements personally.
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West Cottage, Hickstead Lane, Hickstead, West Sussex, RH17 5NT

Price Guide £725,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
 54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
 OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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West Cottage, Hickstead Lane, Hickstead, West Sussex, RH17 5NT

- * A Beautifully Presented Edwardian Home
- * Lovely Kitchen With Separate Utility Room
- * Spacious Living Room and Dining Room
- * Family Bathroom and En-Suite Shower Room
- * Mature Rear Gardens
- * Garden Studio
- * Beautiful Views To Rear
- * Large Gravel Driveway with Ample Parking
- * Scope to Convert Loft (STPP)

The House

A charming semi-detached Edwardian home with stunning countryside views and within easy access to A23 and surrounding areas. This delightful four bedroom cottage, is believed to have been originally constructed circa 1911 as one of the gardener's cottages to Hickstead place and extended in the early 2000's. In recent years, The property has undertaken fully decorated to a high standard to create a lovely family home.

Ground Floor

Access via entrance hall with doors leading to a boot room, downstairs cloakroom, kitchen and sitting room. The generous dual aspect sitting room measures approximately 23'5" x 11'5" with wooden flooring through and French doors leading to the rear garden. The kitchen provides ample worktop space with Quartz worktops, integrated appliances, large kitchen island, featured fireplace with wood burning stove and views across rear garden. From the kitchen open space to a charming dining room to the front of the house with wooden flooring, featured fire place and large windows with lots of natural light flooding through. From the rear of kitchen is a useful utility room with sink, space for appliances and stable door providing access to the rear garden.

First Floor

Access via staircase with a cute window above the staircase, the first floor comprises landing with storage cupboard and doors leading to bedrooms and family bathroom. The spacious main bedroom enjoys to the south and benefits from a modern en-suite shower room. Bedroom two is a large double bedroom, with views to the front of mature trees, with bedrooms three and four enjoying views across the garden and beyond of countryside views. The family bathroom serves all bedrooms and a good size with bath, wc and wash basin.

Outside

The front is accessed via five bar gate leading to gravel drive with ample parking and mature garden with range of shrubs and hedge. To the rear is a large mature garden mainly laid to lawn with mature borders providing range of flowers and shrubs as well as mature hedge to the rear. The garden also provides a large terrace area, shed, side access with space for further parking, brick outbuilding, pond and a large decked terrace. To the rear of the garden adjoining the decked terrace is a modern garden studio with electricity supply ideal for a home office.



Location

The property is situated in the delightful semi rural area of Hickstead with lovely views and a wealth of scenic walks nearby. There are a number of picturesque villages and towns to explore in the surrounding areas including the South Downs National Park and the vibrant city of Brighton and Hove within easy access.

The property is located within easy reach of A23 for Gatwick Airport, London and Brighton. The nearby towns of Burgess Hill and Haywards Heath provide range of shops, supermarkets, restaurants and leisure facilities. Burgess Hill Station is located approximately 4 miles from the property and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

The area boasts some excellent schooling in both the private and state sectors. Hurstpierpoint College, Ardingly College, Burgess Hill Girls School and Handcross Park are all nearby, whilst St Pauls Catholic College is very highly regarded.

Finer Details

Title Number: WSX274778

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: E

Approximate Plot Size: 0.14

Approximate Gross Internal Area: 1,675 sq ft

Services: Oil fired heating, mains electricity, private drainage system shared with neighbouring properties

