



**7 Meadow View, Sayers Common,
Hassocks, BN6 9GB
£450,000 Freehold**

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ESTATE AGENTS

A Beautifully Presented Family Home, Offering Flexibility to be used as either Three or Four Bedrooms with a Favoured Westerly Aspect. Benefitting from a Private Drive, Garage & Located at the end of a Quiet Cul-De-Sac however, Excellent for Commuters due to Proximity to the A23.

Situation

Sayers Common is a village in the Mid Sussex District of West Sussex. With Hurstpierpoint, it forms one of the Mid Sussex parishes. It is located less than two miles north-west of Hurstpierpoint and just over a mile to Hickstead. The Village of Henfield with its beautiful Highstreet of Independent shops and the larger Town of Burgess Hill are also only a short journey away.

Situated until the 1990s on the main London to Brighton road it has become a more popular residential village since being partially bypassed by the new A23 road but access is always a main feature with this ever popular Hamlet and those who need to commute. The Duke of York Public House is a firm favourite after a local walk in the Countryside.

Description

A beautifully presented Family home comprising of wide entrance hallway, open plan contrasting Kitchen/Living area. Recently laid floors on the ground floor in a herringbone pattern lead towards double glazed French doors accessing the Westerly facing rear garden. Part of the Garage has been converted into a useful office or potential fourth Bedroom. Furthermore there is a useful Downstairs W/C. Stairs lead to the first floor landing where there is three good sized bedrooms, the main bedroom complete with en-suite, bedroom two is bright due to the double aspect and to complete a family Bathroom.

Outside there is a private driveway, remainder of the garage and rear garden with Westerly aspect.

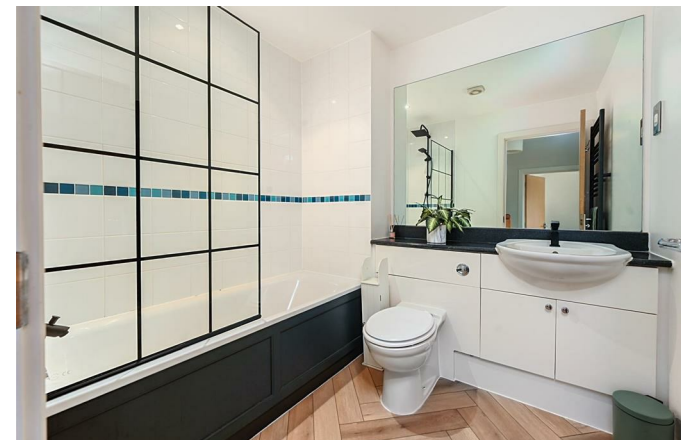
As the property is on a private road, there is a charge of £416.60 per annum.

Council Tax Band - D

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

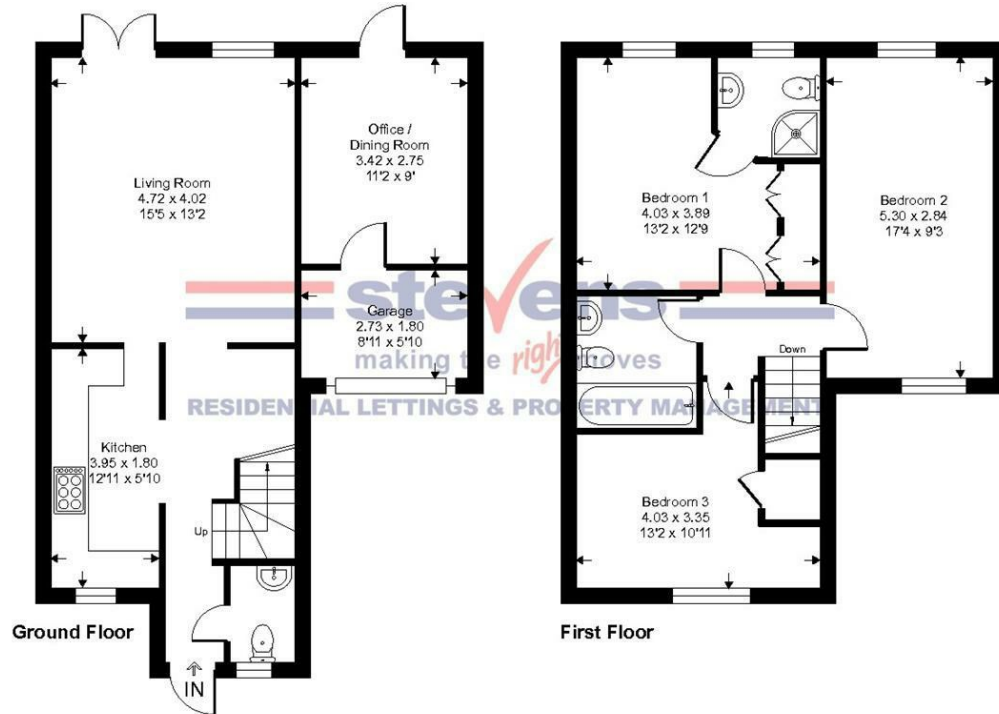
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



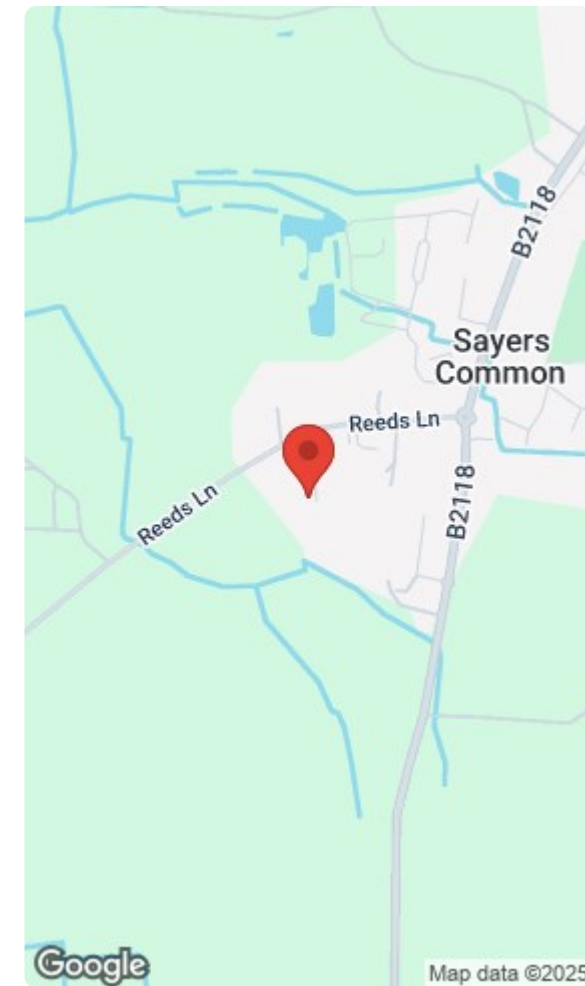


Meadow View, BN6

Approximate Gross Internal Area = 98.5 sq m / 1052 sq ft
 Approximate Garage Internal Area = 4.8 sq m / 52 sq ft
 Approximate Total Internal Area = 103.3 sq m / 1104 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk



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