

Lettings

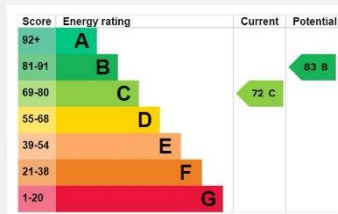


9 | Harvey Close | Hassocks | West Sussex | BN6 9XN

**H.J. BURT**  
Chartered Surveyors : Estate Agents



- Detached family house.
- EPC: C | Council Tax: F | Deposit: £2,596.00
- Four bedrooms
- Extended living accommodation
- Sought after residential location
- Excellent commuting access
- Enclosed rear garden



### Description

A well presented detached four bedroom family house with extended living accommodation and set in an exclusive residential development. Offering excellent access to the A23 and countryside walks. The well planned accommodation comprises modern fitted kitchen with doors to open plan living space and in turn leading to the garden, large ground floor study/playroom/fifth bedroom, four first floor bedrooms, family bathroom and ensuite shower room. Enclosed rear garden and driveway parking to front with electric car charging point.

#### Kitchen/Breakfast Room

Fitted with a modern range of wood effect wall and base units, integrated gas hob and electric oven, plumbing for washing machine and dishwasher, double doors opening to:

#### Lounge

Laminate flooring, pebble effect fireplace, open plan to;

#### Dining area

laminate flooring, double glazed window and French doors leading to garden

#### Playroom/Study

Double glazed window overlooking garden, built in storage, laminate flooring

#### Separate WC

Modern white suite comprising low level WC and basin

#### Bedroom One

Double glazed window, radiator, TV point

#### Ensuite Shower room

modern suite comprising shower cubicle with power shower, low level WC and basin, tiles floor and part tiled walls

#### Bedroom Two

Laminate flooring, eaves storage, radiator, double glazed window & velux window

#### Bedroom Three

large double, radiator, double glazed window, laminate flooring

#### Bedroom Four

Radiator, double glazed window

#### Family Bathroom

Modern white suite with Jacuzzi bath and shower attachment, low level WC and basin, tiled floor and part tiled walls

### Location

Sayers Common is a small, popular village conveniently placed for the A23 for those needing easy access to Brighton, Gatwick Airport and London. The village has an excellent community village shop, recreation ground, a public house and good primary schools in nearby Twineham, Hurstpierpoint and Albourne. Sayers Common is surrounded by open countryside with public footpaths and bridleways linking with neighbouring districts. Nearby Hurstpierpoint (approximately one and a half miles away) has a bustling and historic High Street with varied shops, stores and restaurants, public houses, a health centre and leisure facilities. Hassocks lies approximately three miles away where there is a mainline railway station (linking with London and Brighton) and a good secondary school. Haywards Heath and Burgess Hill town centres both offer extensive shopping facilities and excellent rail links (Haywards Heath to London Bridge or London Victoria both approximately 47 minutes), including the Gatwick Express.

### Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** Ref JL
5. **Property Reference:** HJB02251







## Directions

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## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Lettings Department

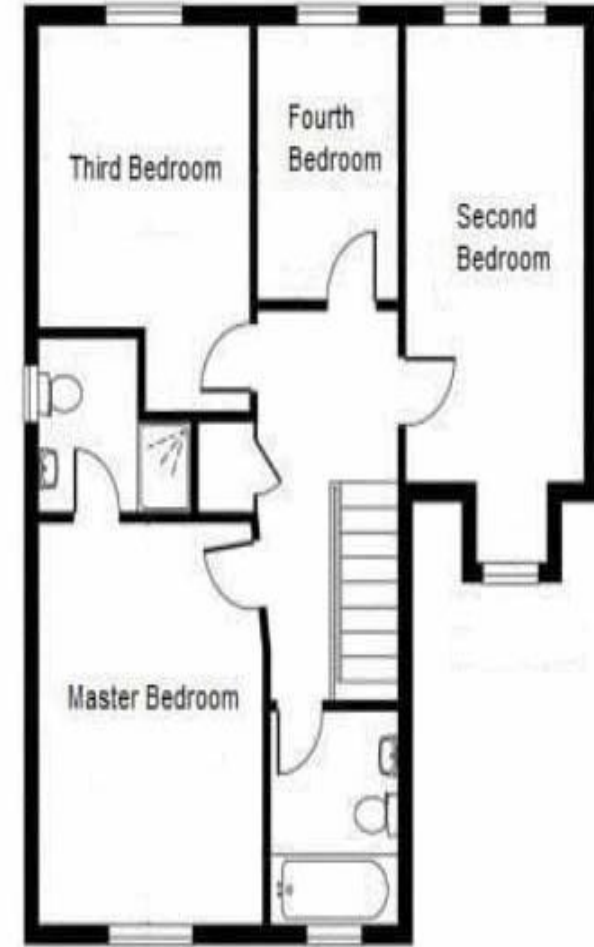
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Find us @H.J.Burt



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