



11 The Sycamores
Sayers Common, BN6 9XP

■ ■ ■ Mark Reville & Co

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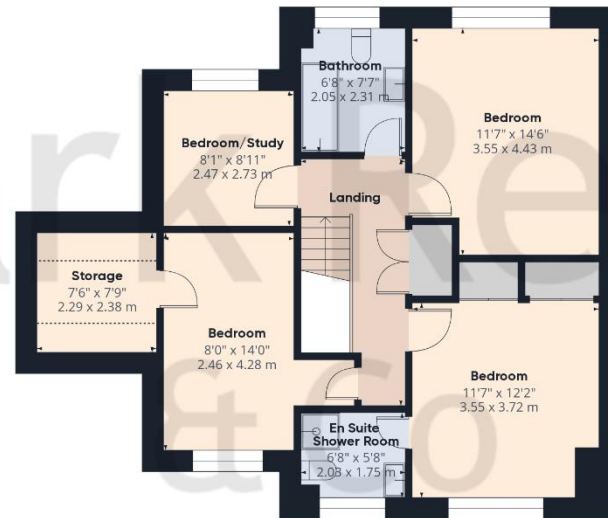
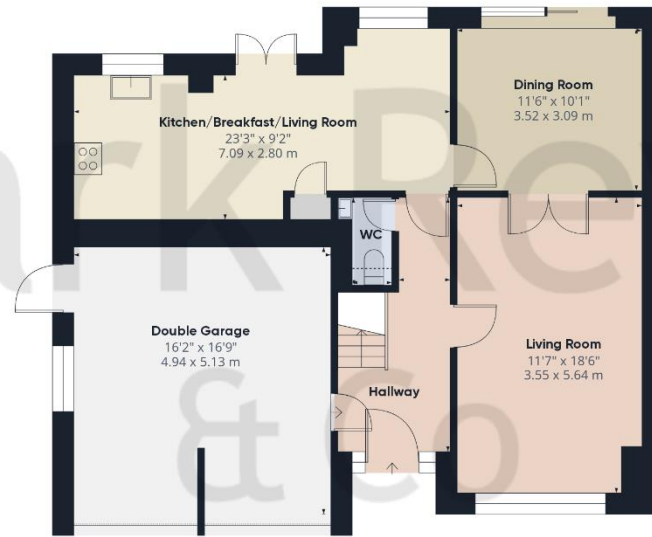
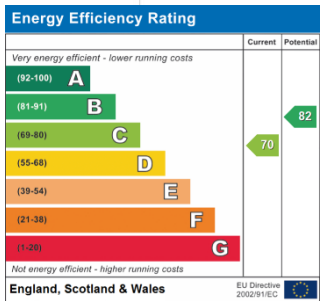
Guide Price £625,000 Freehold

A spacious and well-appointed four bedroom detached family home nestled in the charming village of Sayers Common. Built just over 25 years ago, this property offers a well-arranged and versatile layout, ideal for modern family living. Upon entering, you are welcomed by a bright entrance hall leading to a generously sized living room with double doors opening to a separate dining room-perfect for both relaxation and entertaining. The open-plan kitchen and dining area, complete with modern fittings, provides an ideal space for family gatherings, while a convenient ground-floor cloakroom and internal access to the double garage adds practicality. Upstairs, the property boasts four well-proportioned bedrooms, including an additional storage room off bedroom 3. There is an en suite shower room to the main bedroom and the remaining rooms share a contemporary family bathroom. Outside, the private rear garden is ideal for outdoor dining and leisure activities with a large patio adjacent to the property with mainly laid to lawn and a raised decking area to the rear, all allowing for easy maintenance. The property also benefits from an integral double garage and a double width driveway, ensuring ample off-road parking. This well-presented home combines generous living space with a desirable village location, making it an excellent choice for families seeking both comfort and convenience.

11 The Sycamores backs on to local recreational ground and enjoys a peaceful village setting while maintaining excellent connectivity. The nearby A23 offers swift access to both London and Brighton, making it an ideal location for commuters. The neighbouring village of Hurstpierpoint provides a range of local amenities, including shops, cafes, and recreational facilities. Families will appreciate the selection of reputable schools in the vicinity. The property is well-served by public transport links. Hassocks railway station, located around 5 miles away, provides regular services to London and Brighton, facilitating convenient travel for both work and leisure. Residents can enjoy the proximity to the South Downs National Park, offering a plethora of outdoor activities such as hiking, cycling, and horse riding. The nearby town of Burgess Hill provides comprehensive shopping facilities, entertainment venues, and dining options to suit all tastes.







Approximate total area⁽¹⁾
1672.3 ft²
155.36 m²

Reduced headroom
28.23 ft²
2.62 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

143 South Road
Haywards Heath
West Sussex, RH16 4LY
01444 417714
Haywardsheath@markrevill.com

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