



Beech House, London Road, Sayers Common, BN6 9HT

£800,000

A deceptively spacious four double bedroom, three bathroom, detached house. A one off construction built to our clients extremely high specification in 2022 with numerous state of the art upgrades. Convenient for the village community shop, bus stop, well regarded public house and with easy access onto the A/M23 and in turn entire motorway network.



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Beech House, London Road

Sayers Common

Entrance: UPVC double glazed window's to front and door to:-

Hall: stairs to first floor, understairs storage cupboard.

Open Plan Living/Dining/Kitchen

Kitchen Area: white high gloss soft close eye and base , stainless steel sink unit inset in Black granite tops and returns. Integrated 'AEG' dishwasher, 'Neff' double oven, 'AEG' induction hob, fitted hood, breakfast bar, doubled glazed window.

Living Area: double aspect, double glazed window to front, 2 x bi folding doors to rear garden.

Utility: worktops with appliance spaces under, wall cupboards, recess for American style fridge/freezer. Part double glazed door to rear garden and **Rear Porch**.

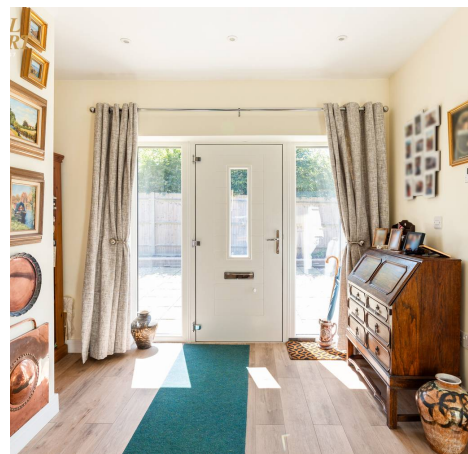
Cloakroom/WC: white suite, low level WC, wash hand basin, half tiled walls, double glazed window.

Master Bedroom: double aspect, double glazed windows's to front and side.

En-Suite Bath and Shower: white suite, panelled corner bath, low level WC, wash hand basin, twin headed shower, tiled walls and floor, double glazed window.

First Floor:

Landing: solid oak staircase. 2 Velux double glazed windows, galleried over hall, plant cupboard housing 'Buderus' heating system.



Beech House, London Road

Sayers Common, Hassocks

Guest Bedroom/Bedroom two: double glazed window to front.

En-Suite Shower: white suite, twin headed shower, low level WC, wash hand basin. Part tiled walls and splashbacks. Double glazed Velux.

Bedroom Three: double aspect, double glazed window to rear, double glazed Velux, hatch to loft.

Bedroom Four: Double glazed window to rear.

Family Shower Room: white suite, twin headed shower, low level WC, wash hand basin. Part tiled walls and splashbacks. Double glazed Velux.

Outside:

Drive: substantial pebble stone with parking for 4-5 cars.

Garage: electric roller door, personal door and lighting and power.

Gardens: patio with glass canopy over, lawns, timber shed and Summerhouse.

**Solar Panels for hot water.

- Individual architect designed detached house
- Versatile accommodation arranged over two floors
- Open plan living/dining/kitchen space
- Substantial pebble stone driveway with parking for several vehicles
- Council tax band: F – Energy performance rating: B



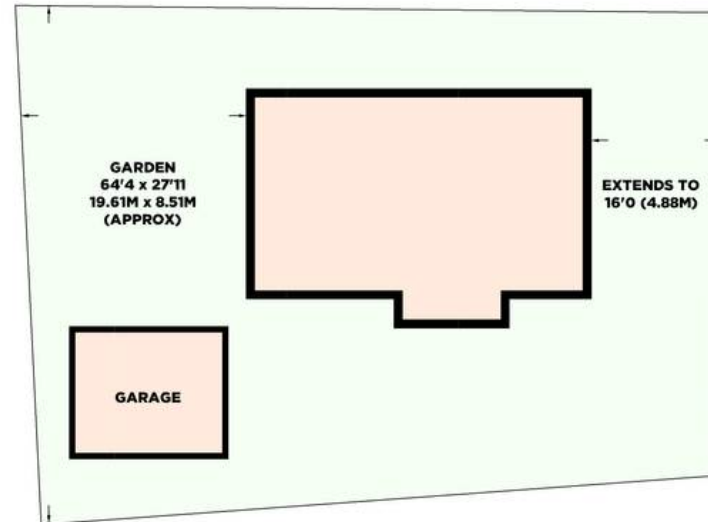
BEECH HOUSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / VOID & GARAGE)

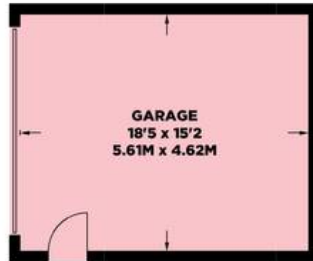
1801 sq ft / 167.3 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE & EXCLUDING VOID)

2185 sq ft / 203.0 sq m

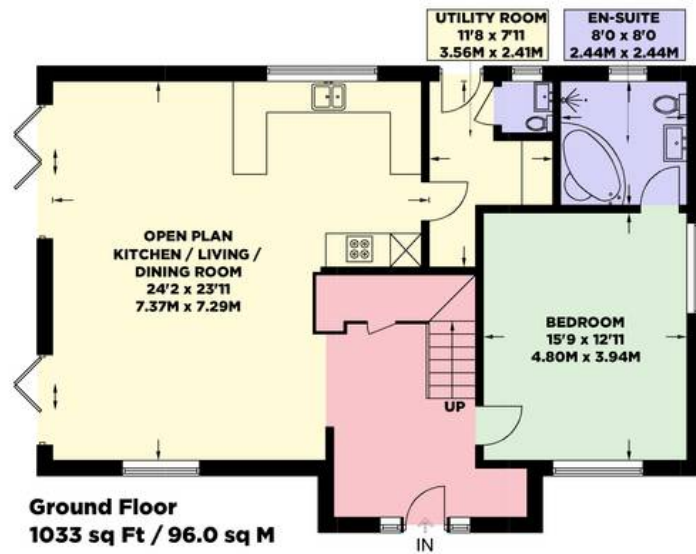


Site Plan

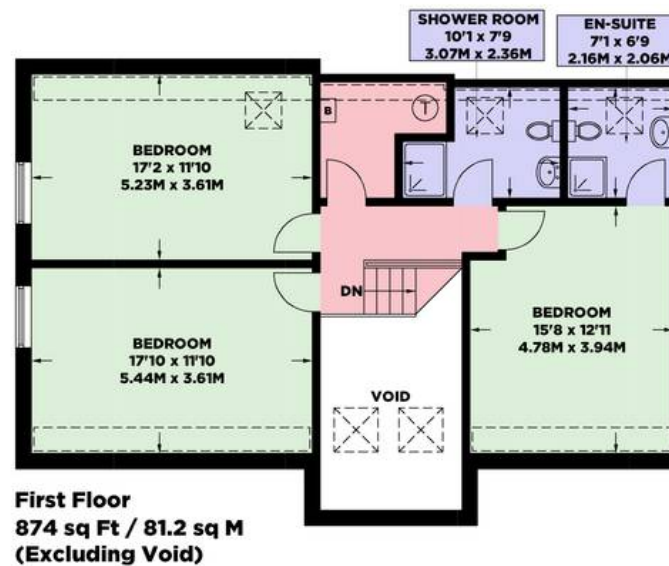


Garage
278 sq Ft / 25.8 sq M

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Ground Floor
1033 sq Ft / 96.0 sq M



First Floor
874 sq Ft / 81.2 sq M
(Excluding Void)

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and details shown is an approximate interpretation for illustrative purposes only.

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