





38 Nightingale Way

Sayers Common

This extremely well presented two bedroom house built in 2022 by Linden Homes comprises of the following specification, an entrance hall with Karndean flooring, a meter cupboard and a downstairs WC as well as a generous Kitchen dining room with integrated appliances including fridge freezer, oven and grill, dishwasher, washing machine, and four ring gas hob with over head extractor.

The living room has French doors onto the rear garden.

On the first floor there is a landing with loft hatch and an airing cupboard, both bedrooms are of generous proportion the front of which has a useful cupboard housing the Logic combi boiler, the modern tiled family bathroom has a bath, shower, sink and WC.

Outside the rear garden has two good size patio areas and a large lawned area with side gate access to the drive which can accommodate off road parking for two cars and has an electric car charging point. The property is UPVC double glazed throughout and has gas central heating.



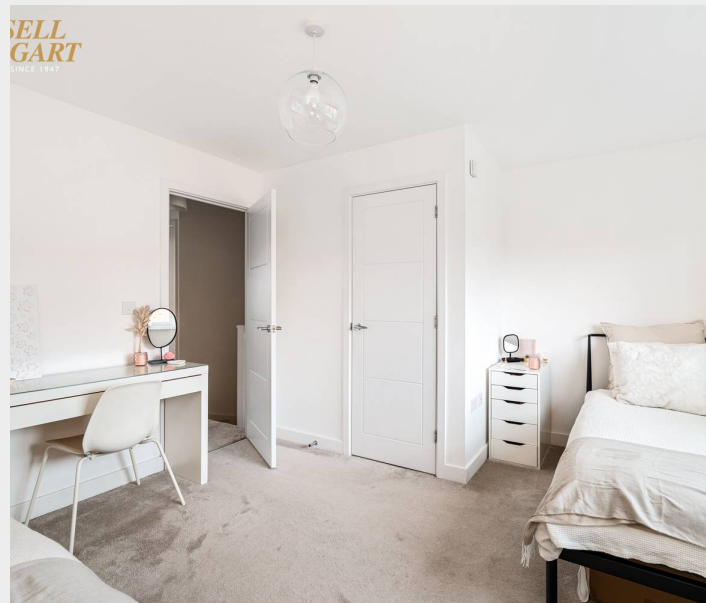
38 Nightingale Way

Sayers Common

- Two bedroom semi-detached house
- Double bedrooms
- Quiet location
- Rear garden with two patio areas
- Family bathroom
- Service charge: £375.00 per year
- EPC: B, Council tax: D

Sayers Common is a small popular village to the north/west of Hurstpierpoint, very conveniently placed for the A23 for those needing easy access to Brighton, Gatwick Airport and London. Sayers Common has an excellent community village shop and good primary schools in nearby Twineham and Albourne. The village of Sayers Common is surrounded by open countryside which is interspersed with public footpaths and bridleways linking with neighbouring districts. Nearby Hurstpierpoint (approximately one and a half miles away) has a bustling High Street with numerous shops, stores and restaurants, public houses, a health centre and leisure facilities.

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38, NIGHTINGALE WAY

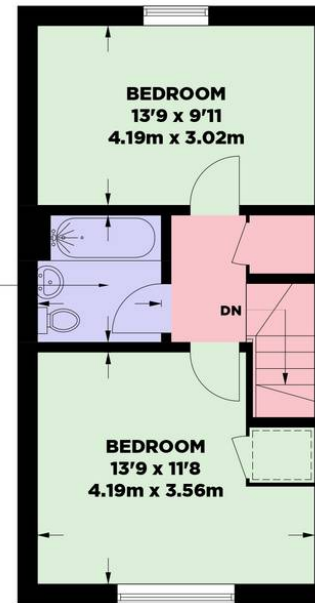


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
777 sq ft / 72.2 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
786 sq ft / 73.0 sq m



Ground Floor
395 sq Ft / 36.7 sq M



First Floor
391 sq Ft / 36.3 sq M

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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 all area
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 data
shown is an approximate interpretation for illustrative purposes only.



**Certified
Property
Measurer**

(CH) Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
□ Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
Garden Shortened for Display

Mansell McTaggart Hassocks

Mansell McTaggart, 29 Keymer Road – BN6 8AB

01273 843377

has@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hassocks

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