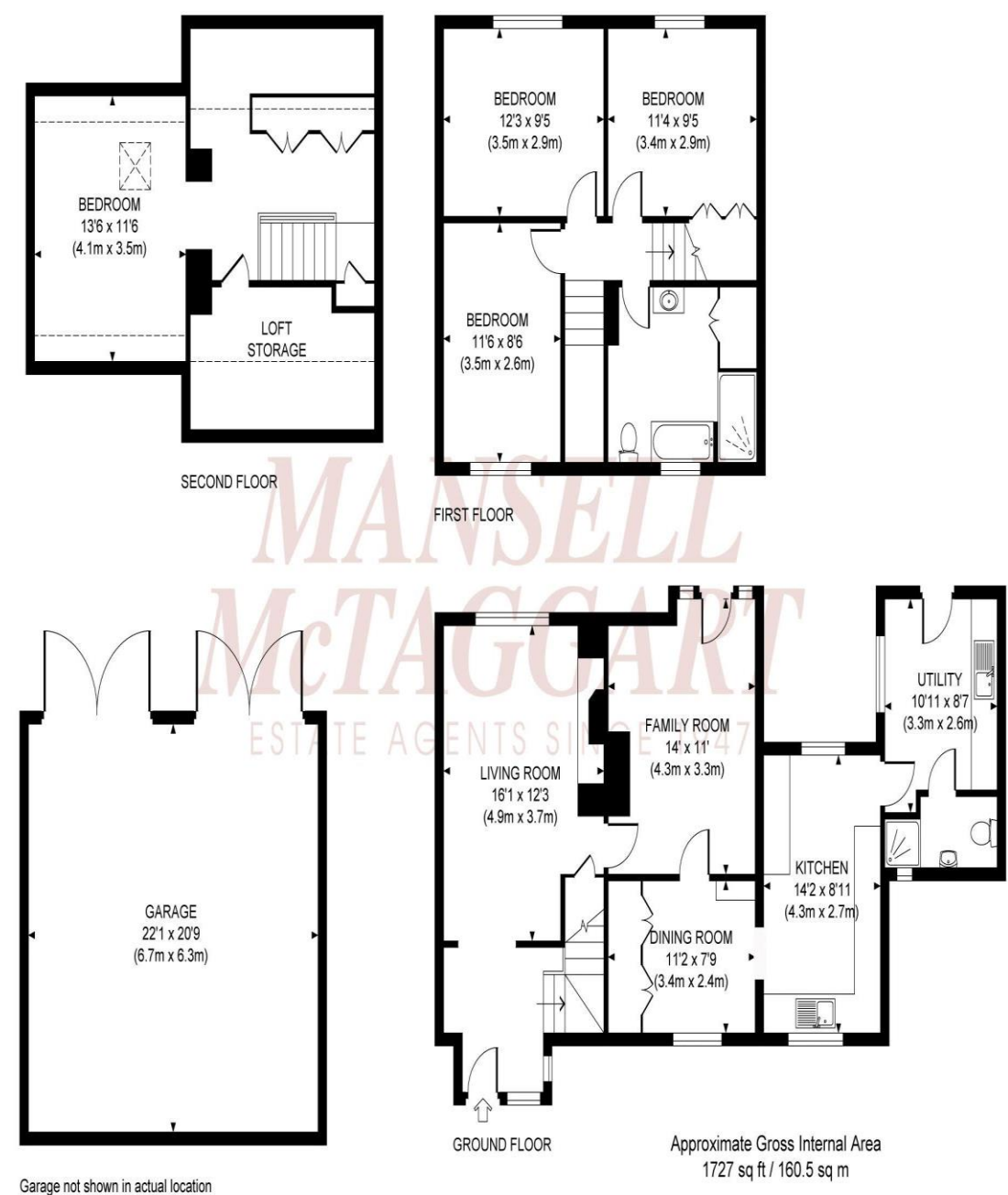


the floorplan...



A Grade II listed semi-detached four bedroom cottage believed to date back to the 17th Century retaining a wealth of period features complimented by modern contemporary kitchen and bathroom fittings.

£475,000
Freehold

Aymers, London Road, Sayers Common,
West Sussex, BN6 9HT



more details from...

call: Hassocks office: **01273 843377**
email: has@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Pretty and deceptively spacious four bedroom semi-detached period cottage
- Retaining a wealth of period features including inglenook, exposed wall and ceiling timbers, latched oak internal doors
- Cloaks/shower room on the ground floor fitted with a white suite
- Designer fitted kitchen with quality integrated appliances
- Breakfast room with built-in storage cupboards
- Separate spacious utility room with spaces for appliances
- Sitting room with Inglenook open fireplace
- Dining room with fitted 'Parkray'
- Four bedrooms (one fitted with office furniture)
- Family bathroom with jacuzzi bath and separate oversized shower cubicle
- West facing 60' x 55' enclosed rear garden
- Single garage
- Council Tax Band: E / EPC exempt as Grade II listed



*Vacant possession
with no onward chain.*



in more detail...

A well presented period four bedroom semi-detached cottage believed to date back to the 17th Century, Grade II listed to protect its architectural and historic value, arranged over three floors and occupying a mature established plot in the heart of the village.

A stained glass and leaded light front door leads into the hall where a exposed wood staircase leads up to the first floor, the sitting room has a sizeable inglenook fireplace as its focal point, includes an understairs storage cupboard, features exposed wall and ceiling timbers and has a window overlooking the rear garden. The separate dining room has a fitted 'Parkray' fire backing the inglenook and there is a leaded light window and half glazed door opening onto the rear garden. A small breakfast room has built-in storage cupboards and an airing cupboard and leads through to the impressive designer kitchen. The kitchen is dual aspect, includes a vaulted ceiling and is fitted with a comprehensive range of 'Duck Egg' blue kitchen units with chrome rail door furniture and a combination of granite and solid wood worktops, quality integrated appliances include 'Miele' family sized dishwasher, 'Miele' induction hob, 'De Dietrich' stainless steel multi function double oven. The kitchen leads through to a sizeable utility room with space for further domestic appliances, the utility room affords access to the garden and a door leads into the cloak/shower room fitted with a modern white suite.

On the first floor there are three double bedrooms, one is presently fitted with a range of office furniture that could easily be removed if preferred. The family bathroom is refitted with contemporary white suite including jacuzzi style bath, oversized shower enclosure and fitted bathroom furniture.

A second staircase leads up to the second floor landing, fitted with a range of wardrobe cupboards with additional storage beside and behind, a cupboard conceals the 'Potterton' gas fired boiler and another doors leads to the loft storage space. A narrow opening between the chimney stacks opens into the fourth double bedroom with a Velux window affording natural light.

Outside, mature gardens, trees and shrubs surround and seclude the property with the principal garden to the rear measuring 60' x 55' and enjoying a favoured Westerly aspect.



the location...

LOCATION

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, a public house 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. 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.

DIRECTIONS

From our offices in Hassocks village proceed along the Keymer Road heading West through the Stonepound Crossroads, on through Hurstpierpoint High Street, over the mini roundabout and on to the traffic lights, turn right onto the London Road (B2118), follow the road through to Sayers Common and Aymers can be found on the left hand side opposite Berrylands Farm.

worth bearing in mind...

The property has been attractively priced as there will be a new homes development constructed in the fields behind in the near future meaning some noise disturbance during the construction phase.