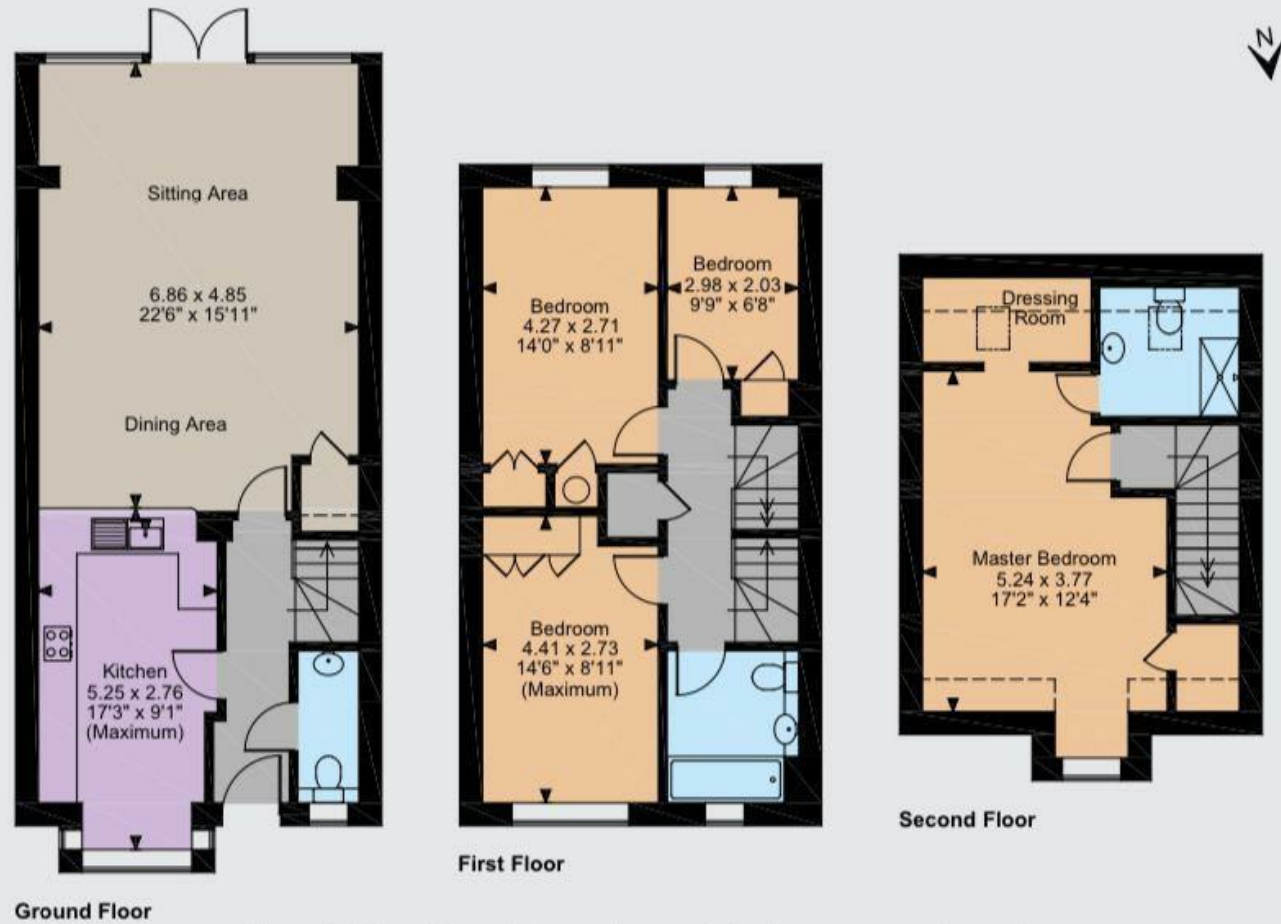


Floorplans
 Gross internal area 1,428 sq ft (132 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	87	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	



11 Water Lane, Handcross, West Sussex, RH17 6DU

Guide Price £560,000 Freehold

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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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 ESTATE AND LETTING AGENTS

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
 Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

11 Water Lane, Handcross, West Sussex, RH17 6DU

What we like...

- * Gorgeous interior design that feels authentic, nuanced, and comfortable.
- * Open plan living space that is perfect for entertaining.
- * Exceptional master suite with walk-in wardrobe and luxurious ensuite .
- * Peaceful, tucked away position opposite the village recreation ground.
- * Easy walk of JoCo Coffee shop, Red Lion pub, two excellent schools and open countryside.

Welcome to Water Lane...

Are you looking for a modern home with gorgeous interior design, high spec finishes and a quintessential village lifestyle? If so, then this fabulous mews town house, tucked away on Water Lane in beautiful Handcross has to be on your shortlist.

Being a town house, the accommodation is spread over three floors and our clients have greatly improved the house, injecting personality with a relaxed balance of contemporary and traditional furnishings that combines with the impressive specification to striking effect. The square footage is larger than the neighbouring homes and there is a real sense of space throughout.

The ground floor accommodation is all about open plan entertainment. The impressive living room offers plenty of space for sitting and dining zones and is bathed in morning sunshine due to the vast amount of glazing to the rear. The bespoke cabinetry is as practical as it is aesthetically pleasing and provides plenty of display and storage space.

The living space is open to the impressive kitchen, without feeling like it is in the same room, cleverly achieved by the décor. The kitchen itself oozes sleek & stylish with contemporary white gloss handleless units that contrast with the opulent black granite worktops. Appliance wise you have an Electrolux' 5 ring gas hob, two ovens and microwave, integrated fridge and dishwasher.

The ground floor cloakroom is usually a non-descript room but not in this case, with striking William Morris wallpaper, panelling and an opulent 'Burlington' suite.

On the first floor you have three of the four bedrooms and the family bathroom. Two are doubles, one overlooking the village recreation ground to the front and other overlooking the garden at the rear. The fourth bedroom is a single and would make the perfect work from home space or nursery.

The second floor is a secluded haven away from the rest of the house – a true principle suite. The sleeping quarters are extremely generous and an welcoming window seat is the perfect spot to sit and read, with a leafy vista. There is a walk-in wardrobe and the ensuite has been luxurious refitted with "Samuel Heath" fixtures, known to represent the very best in English craftsmanship, making it akin to a five star hotel.

Having been built in 2013 by County Gate Properties, the home offers a high degree of energy efficiency (EPC: B-87), with high levels of insulation, high performance double glazing and gas fired central heating.



Outside Oasis...

French doors open off the living space on the prettiest of gardens, bathed in sunshine making the paved terrace the perfect spot for a cafetière of fresh coffee first thing or a barbecue in the evening. There is a plethora of pretty planting creating a true outside oasis, without being too much to maintain.

If you have young children, the village recreation ground is literally opposite the house, without the need to cross a road, and provides two football pitches and a petanque piste. There are also two playgrounds designed for age groups from 2 - 14 and a half basketball pitch, so plenty of room to play.

The house also comes with two allocated parking spaces.

Water Lane sits just off the High Street in the heart of Handcross, a thriving Sussex village with excellent schooling in the form of Handcross Primary and Handcross Park School in the private sector. The village has excellent links on the A23(M) motorway network meaning you can get to Gatwick Airport, Crawley, Brighton and the M23/M25 quickly. The High Street is home to the superb Red Lion is a premium pub, bar, and restaurant with its own courtyard - serving super Sunday Roasts! JoCo is a dynamic café offering good strong coffee, tasty treats, and light lunches - set in the delightfully historic Old Garage, this has been a real hit with villagers since opening in late 2020. The Butchers has been established for 100 years and there is also a convenience store and hardware store. For a pint of milk or some tea bags, there is a handy cut through that leads you to the petrol station convenience store.

For a dose of fresh air you're surrounded by beautiful Sussex countryside. but we'd recommend visiting the stunning Nymans National Trust Park, which is just a 10 minute walk.

The Finer Details...

Tenure: Freehold

Title Number: WSX364293

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Superfast, up to 80 mbps download.

Garden Orientation: South

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

