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2 East View Cottages, London Road, Danehill, RH17 7HS

Guide Price **£625,000 – £650,000 Freehold**



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PLEASE WATCH VIEWING VIDEO

A charming semi-detached Victorian cottage built in 1890 with 4 Bedrooms, 3 Reception Rooms, 2 Bath/Shower Rooms with extensions in 2010 situated in the heart of Danehill with circa **THIRD ACRE PLOT**.

- **Reception Hall** + storage/Utility cupboard + **Cloakroom/WC**
- Generous open plan family **Kitchen / Dining Room** range of fitted unit, wood burning Rayburn + garden access
- **Family Snug** + wood burner
- Separate **Sitting Room** + wood burner
- **4 First Floor Bedrooms**
- **Bedroom 1** with white **Bathroom** + Juliette Balcony enjoying garden views
- Separate white **Family Shower Room** with walk-in shower
- Walking distance of open countryside, Primary School and popular local pub
- Double glazed windows + Rayburn and Solar providing central heating / hot water
- The **Rear Garden** is a real feature of the house with patio, shaped lawns, outbuildings/studio/workshop and **7.3m x 2.8m Greenhouse**
- **Private Driveway** for 3 vehicles + detached **Garage/Workshop** with first floor built in 2012



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EPC Rating: E and Council Tax Band: E

LOCATION – This charming home is situated in the heart of this rural Sussex village and is a short walk of the village Church, Pub and Primary school. The village is surrounded by some of the area's most picturesque rolling countryside interspersed with footpaths and bridleways linking with the neighbouring districts and the Ashdown Forest. Nearby Horsted Keynes provides a local shop, Church, two public houses and Primary school. Comprehensive shopping can be found in Haywards Heath, East Grinstead, Lewes and Brighton.

SCHOOLS – There are some excellent independent schools nearby including Cumnor House (1 mile), Great Walstead (4 miles) and Ardingly College (6 miles). The property falls into the catchment area for Chailey Secondary School (6.9 miles) in nearby South Chailey.

STATION – Haywards Heath mainline railway station (6.5 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

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Approximate Gross Internal Floor Area 2119 sq. ft / 196.80 sq. m (Including Outbuilding & Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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