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**10 Hamsland, Horsted Keynes, West Sussex, RH17 7DX**

Guide Price £600,000 Freehold



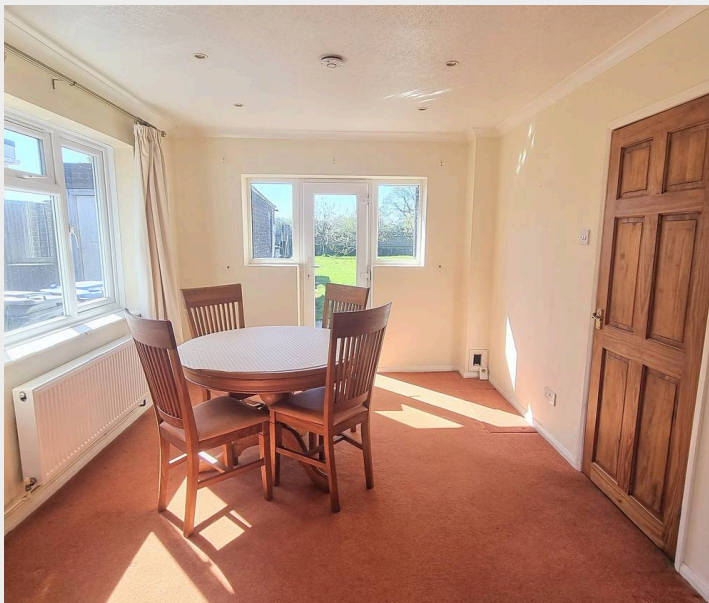


## 10 Hamsland, Horsted Keynes, West Sussex, RH17 7DX

**\*PLEASE WATCH VIEWING VIDEO\***

**A spacious and highly versatile 2 Double Bedroom, 2 Bath/Shower Room detached chalet bungalow. Excellent opportunity for extension / alteration (STPP) situated in a sought after Mid-Sussex village backing onto fields. NO CHAIN**

- Currently 2 Bedrooms, 2 Bath/Shower Rooms – can easily be put back to previous set up of 3 Bedrooms, 1 Shower Room
- **Reception Hall** storage cupboards and stairs to first floor
- **Kitchen** re-fitted with a range of units + space for appliances
- Open plan triple aspect **Sitting / Dining Room** + door to garden
- Ground Floor **Double Bedroom**
- Separate re-fitted white **Shower Room**
- **First Floor** landing – airing cupboard with hot water tank
- Generous **Double Bedroom**
- Separate re-fitted white **Bathroom**
- **42' x 30' Frontage**
- **Private Driveway** for 3 vehicles
- **Garage** up and over door, rear window and door to garden
- **75' x 42' South Facing Rear Garden** small patio, lawn, shed and oil tank
- Oil fired central heating to radiators
- uPVC double glazed windows
- Short walk of the central village Green





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**EPC Rating: D and Council Tax Band: D**

**LOCATION** - The property occupies a pleasant position within Hamsland on the south side of the village. The picturesque village green is close by where there are: Pubs, Sports & Social Club, Store, Recreation Ground with its football pitches, cricket field and the tennis club. Hosted Keynes is surrounded by some of the County's prettiest and most varied countryside with a series of lakes all interspersed with footpath and bridleways.

**SCHOOLS** - St Giles Primary School + children catch a school bus to Oathall community college in nearby Lindfield.

**LINDFIELD** - 10 minute drive with picturesque tree-lined High Street, traditional shops, boutiques, pubs and restaurants + duckpond and common.

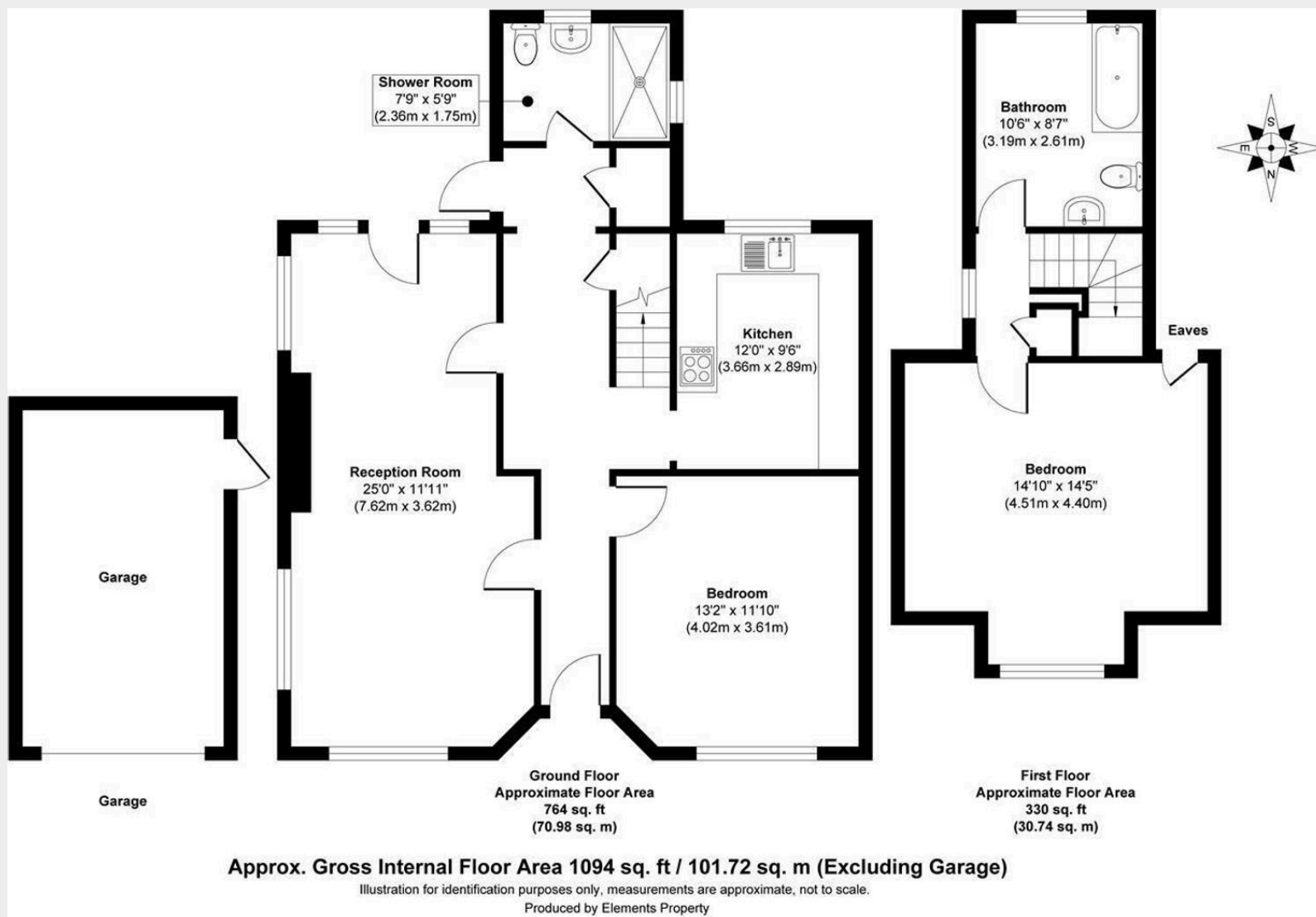
**RAILWAY STATION** - Haywards Heath station (4.8 miles) providing fast and regular services to London (London Bridge/Victoria 47 mins) + Gatwick airport 15 mins + Brighton 20 mins.

**DISTANCES** (approx miles) St Giles Primary School 0.5, Lindfield 3.5, Oathall Community College 4.2, Forest Row 7, East Grinstead 8, Gatwick Airport 14 + Brighton seafront 19.



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## Mansell McTaggart Estate Agents

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