





54 Challoners, Horsted Keynes, West Sussex, RH17 7DZ

PLEASE WATCH VIEWING VIDEO

A recently refurbished 2 Bedroom, 3 storey Town House situated in the heart of this popular Mid-Sussex village backing onto the Recreational Ground. VACANT POSSESSION

- Front door into the **Entrance Hall** / an ideal **Study Area**
- **Bedroom 1** cupboard and door to garden
- **First Floor** Newly fitted **Kitchen** with a range of soft close units and drawers, space and plumbing for domestic appliances, 4-ring electric hob and oven below + pleasant views to the rear
- Open plan **Sitting / Dining Room** generous front windows, 2 radiators, downlighting and central heating controls

Top Floor mezzanine level **Bedroom 2** radiator, power points and rear window

- **Bathroom** with a fitted white suite, enclosed bath, shower unit, low level WC, wash basin and storage
- uPVC double glazed windows / external doors
- Oil fired central heating to radiators
- **Driveway** to the front for 1-2 vehicles
- Enclosed 32' x 13' **Rear Garden** gravelled for ease of maintenance, fencing, oil cylinder and boiler, water tap and gated rear access
- Tucked away location walking distance of local Primary School, Village Green, pubs and shop



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EPC Rating: TBC and Council Tax Band: B

**** Agent Note: Steel framed building – please check with
your lender if financing is required****

LOCATION

The property is situated on the southern side of the village in an established residential area. The village has a store providing daily needs, highly regarded primary school, historic Church, 2 pub/restaurants, social club and tennis club. The village is pleasantly surrounded by rolling Sussex countryside interspersed with numerous footpaths and bridleways linking with the neighbouring districts.

STATION

Haywards Heath (4.5 miles distant) provides a more comprehensive range of shopping and leisure facilities including a state of the art leisure centre and a mainline railway station with excellent commuter services to London (Victoria/London Bridge both 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

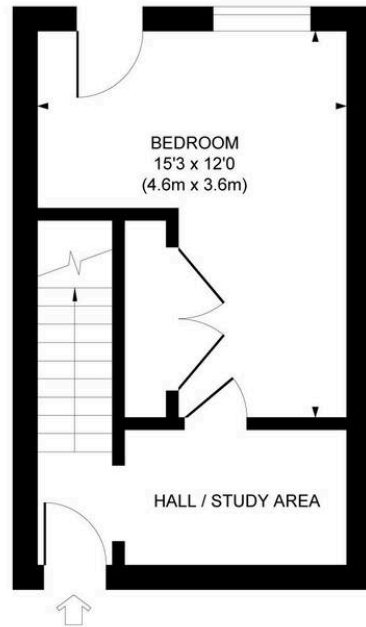
SCHOOLS

St Giles Primary (0.6 miles), Oathall Community College (Lindfield 4.4 miles). The local area is well served by several independent schools which include Great Walstead (3.3 miles) and Cumnor House (2.3 miles)

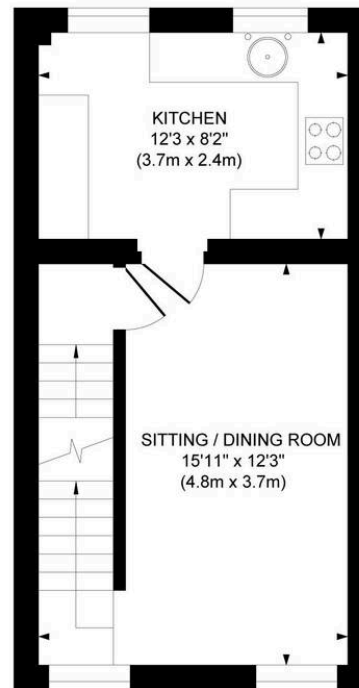
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Approximate Gross Internal Area
782 sq. ft / 72.70 sq. m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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