



## Hansom Way, Pease Pottage, RH11 9GQ

Nestled in the charming village of Pease Pottage, this modern detached house on Hansom Way offers a delightful blend of contemporary living and convenient access to local amenities. Built in 2017, this property spans an impressive 136 square meters, providing ample space for families or those seeking a comfortable home.

The residence boasts four generously sized bedrooms, ensuring that everyone has their own personal retreat. The master suite features an en suite shower room, adding a touch of luxury and privacy. The heart of the home is undoubtedly the expansive kitchen and dining area, which is perfect for entertaining or enjoying family meals. The kitchen is equipped with a substantial breakfast bar, making it an ideal spot for casual dining or morning coffee.

In addition to the spacious reception rooms, the property benefits from a well-maintained garden, offering a tranquil outdoor space for relaxation or play. The driveway provides convenient off-street parking, a valuable asset in any home.

The location is particularly appealing, as it combines the serenity of village life with easy access to shops, public transport, and the M23 motorway. This allows for quick connections to Gatwick Airport and the beautiful coastal areas, making it perfect for both commuters and weekend getaways.

This property is a wonderful opportunity for those seeking a modern family home in a picturesque setting, with all the conveniences of modern living at your fingertips. Don't miss the chance to make this delightful house your new home.

**£625,000 Freehold**

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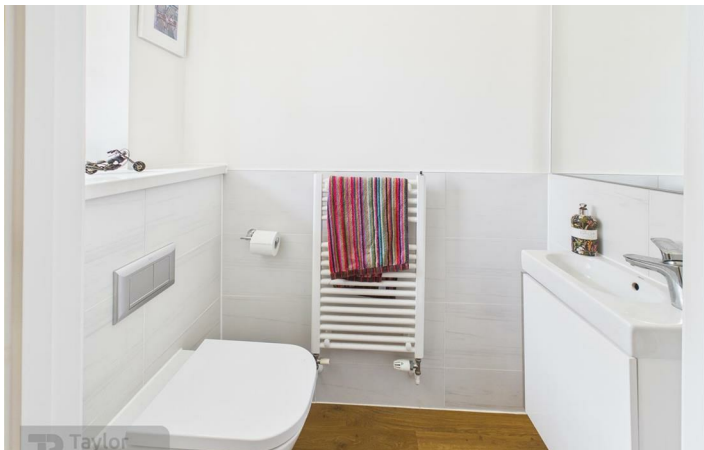
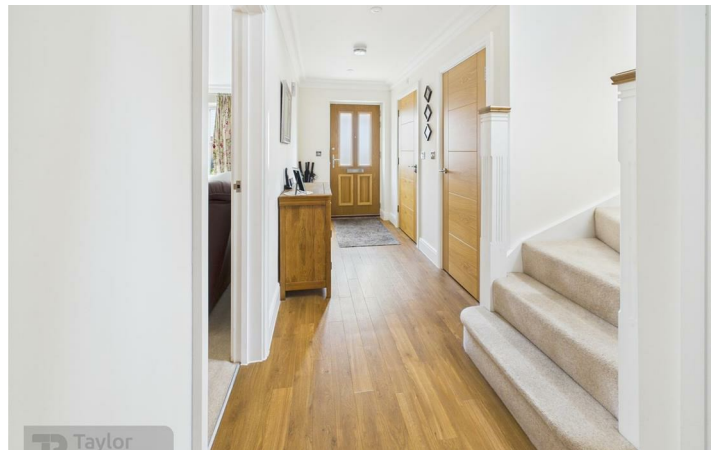


- 4 Bedroom Detached House
  - Cloakroom & utility Room
  - Village Location
- Large Kitchen / Dining Room
  - Enclosed Rear Garden
  - Easy Access to M23 Motorway
- En suite Shower Room
  - Garage & Driveway
  - Estate management charge £350pa

Entrance Hall	Bedroom 2
Cloakroom	12'11" x 8'9" (3.95 x 2.68)
Living Room	Bedroom 3
20'9" x 11'11" (6.35 x 3.65)	11'5" x 9'8" (3.48 x 2.95)
Kitchen / Dining Room	Bedroom 4
21'1" x 13'5" (6.43 x 4.09)	9'6" x 9'4" (2.92 x 2.86)
Utility Room	Family Bathroom
5'10" x 4'9" (1.78 x 1.46)	Outside
Stairs to first floor Landing	Rear Garden
Bedroom 1	Garage
10'5" x 10'2" (3.18 x 3.10)	Driveway
En suite Shower Room	

## Council Tax Band: F





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address:** 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE  
**Tel:** 01293 552388  
**Email:** sales@taylor-robinson.co.uk  
**www.taylor-robinson.co.uk**

