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15 Upton Drive, Ansty, West Sussex RH17 5RQ



An impressive 4-DOUBLE BEDROOM DETACHED family house built by Sigma Homes in 2021, positioned in a highly sought-after, small and select development in the popular semi-rural village of Ansty, close to open countryside yet conveniently situated for swift road access to the A/M23.

Being the former "show home", this exceptionally presented residence is beautifully decorated throughout and finished to a high standard and specification with generous room sizes on offer. The property also benefits from a beautifully landscaped and GENEROUSLY SIZED REAR GARDEN.

The accommodation in brief comprises: Entrance door into RECEPTION HALL with CLOAKROOM/WC off and a spacious LIVING ROOM to the front. To the rear is a contemporary-style KITCHEN/DINING ROOM fitted with sleek handleless muted grey and contrasting walnut effect cabinetry with integrated appliances to include 2-eye level electric combination ovens, 4-burner induction hob, fridge/freezer, dishwasher and wine cooler. To the DINING AREA French-style doors open to the rear garden creating an ideal space for entertaining. Further, is a deep understairs storage cupboard.



From the reception hall a staircase rises to a spacious FIRST-FLOOR LANDING giving access to 4-DOUBLE BEDROOMS where the PRINCIPAL spans front to rear whilst enjoying an EN-SUITE SHOWER ROOM and fitted wardrobe.

THREE FURTHER BEDROOMS also benefit from fitted wardrobes and are served by the FAMILY BATHROOM equipped with a mains-fed shower with glass screen over the bath. To complete the first floor is a loft access hatch.

Further benefits of the property include: LPG gas-fired underfloor heating to ground floor and radiators to first, PV solar panel providing hot water, mains water, drainage and electricity, uPVC double-glazed windows, security lighting and mains smoke detectors. Remainder of 10-year ADVANTAGE warranty.



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OUTSIDE

TO THE FRONT a block-paved PRIVATE DRIVEWAY provides parking leading to the INTEGRAL GARAGE with an up-and-over garage door, electricity and light.

A generously sized and fully enclosed REAR GARDEN offers a good degree of privacy whilst beautifully landscaped featuring a central lawn with surrounding shingle border. Adjoining the property and spanning its width is a paved patio terrace accessed off the dining area. Well-stocked bedding borders are arranged to both sides and rear displaying a variety of shrubs, flowers and plants interspersed with birch trees. There is also an EXTERNAL WATER TAP and gated side access.

NB. Maintenance/property management service charge approx. £500 per annum.

Tenure: Freehold



- 4-BEDROOM DETACHED FAMILY HOUSE (1,412 SQ.FT.) BUILT IN 2021 BY SIGMA HOMES.
- SMALL, SELECT DEVELOPMENT. REMAINDER OF 10-YEAR ADVANTAGE WARRANTY.
- SITTING ROOM. GROUND FLOOR CLOAKROOM.
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES.
- LPG GAS-FIRED UNDERFLOOR HEATING TO GROUND FLOOR & RADIATORS TO 1ST FLOOR.
- PV SOLAR PANELS (HOT WATER), uPVC DOUBLE-GLAZED WINDOWS.
- PRIVATE DRIVEWAY & INTEGRAL GARAGE.
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH GOOD-DEGREE OF PRIVACY.
- CONVENIENT FOR NEARBY SCHOOLS, VILLAGE AMENITIES & SWIFT ROAD ACCESS TO A/M23.
- EPC RATING: C. COUNCIL TAX BAND: F.

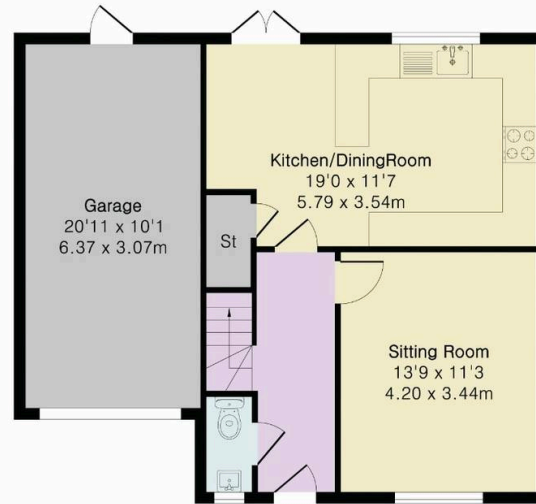


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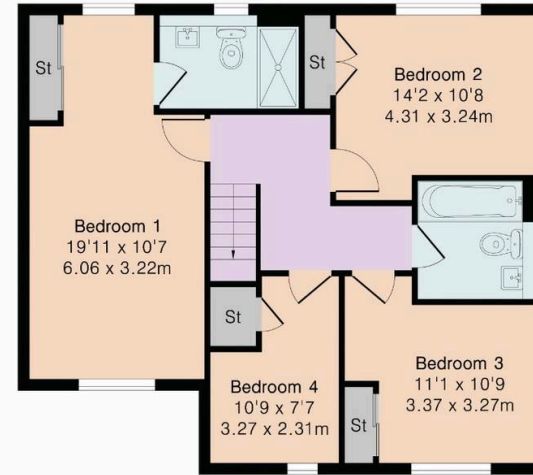
Approximate Gross Internal Area 1412 sq ft - 132 sq m

Ground Floor Area 706 sq ft – 66 sq m

First Floor Area 706 sq ft – 66 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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