



**Furzeland Way** | Sayers Common, West Sussex, BN6 9JB

**MARCHANTS**

# Furzeland Way

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A two-bedroom semi-detached bungalow in need of full refurbishment and with potential to extend (STNPC) offered to the market with no ongoing chain. Double glazed and centrally heated and situated in a corner plot with gardens on three sides.

Sold via Secure Sale online bidding. Terms and conditions apply.

**Starting Bid £325,000**

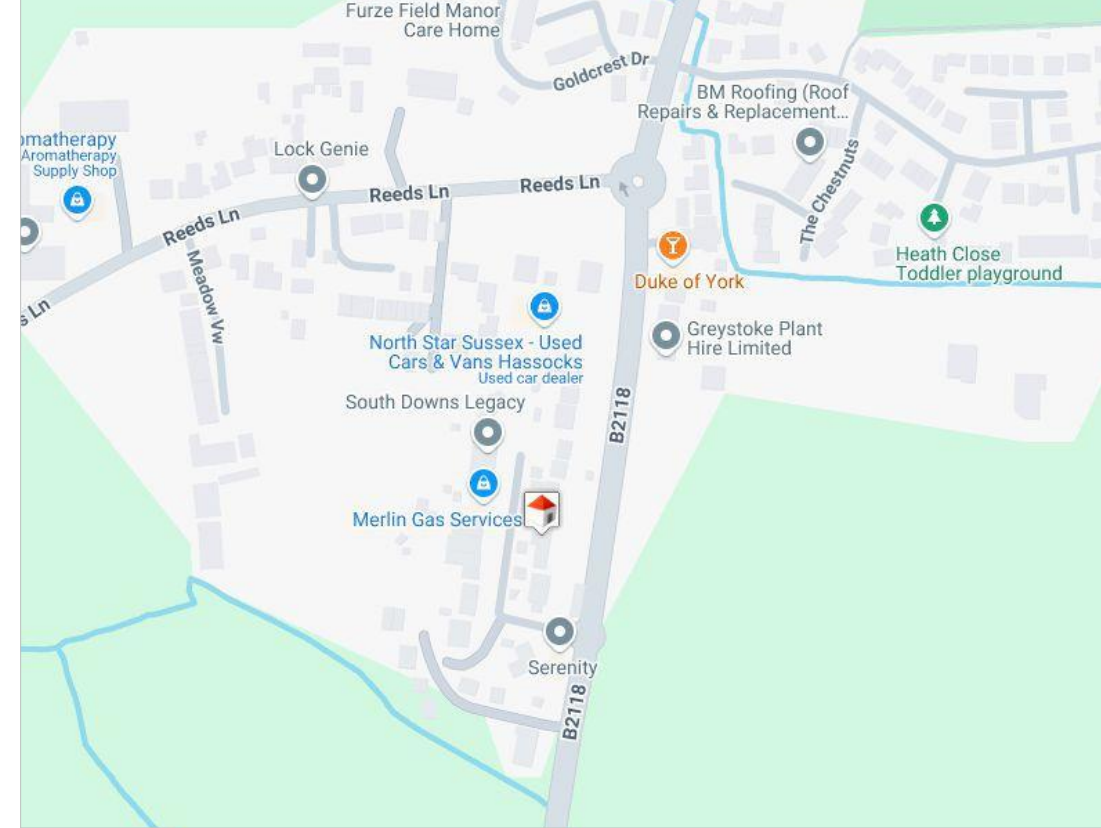
MARCHANTS

1 Keymer Road Hassocks West Sussex BN6 8AE (01273) 843333 Email: [info@marchantsestateagents.co.uk](mailto:info@marchantsestateagents.co.uk)

[www.marchantsestateagents.co.uk](http://www.marchantsestateagents.co.uk)

# Features

- Two Bedrooms
- Semi Detached
- Scope to Extend (STNPC)
- Semi-Rural Location
- Detached Garage
- Driveway
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'



Village Hall & Community Shop, Sayers Common

# Location

A small private cul-de-sac off the old London Road and located in a semi-rural location, with a gated pathway off the B2118 and with access on Furzeland Way. The village has the Duke of York Family run public house offering food and entertainment, local play parks, and a community shop and café bringing the village together.

Nearby Burgess Hill has two main line railway stations (London to Brighton & London to Eastbourne) as well as a popular leisure centre and there are convenience stores and pub/restaurants less than a mile away.

- Hassocks Station (3.4 miles)
- Burgess Hill (3.9 miles)
- Brighton (9.7 miles)
- Gatwick Airport (17.3 miles)

# Accommodation

Canopied tiled hung porch, composite front door to;

**LIVING ROOM** With brick-built fireplace and stone hearth. Bracket shelving and further bookshelves, two radiators. Sliding door to:

**KITCHEN/DINER** A galley style area, wall and base mounted cabinets with laminate roll top worksurface over and inset stainless steel sink and drainer with mixer tap, spaces for fridge freezer and washing machine, freestanding 'Beko' double oven. **DINING AREA** Radiator, wall mounted spotlight and window with an outlook to the rear garden facing west, door to rear access.

**INNER HALL** Obscure glazed panel allowing borrowed light from living room, 'Ideal' central heating controls.

**BATHROOM** A white suite comprising pedestal hand basin, W.C., panel enclosed bath, ceramic tiling to splash back areas, two wall mounted mirror fronted medicine cabinets, radiator, built-in cupboard housing the 'Ideal Logic+' combination boiler with slatted shelving. Hatch to loft.

**BEDROOM ONE** Radiator and built in double wardrobe, window with a view over the front garden.

**BEDROOM TWO** Radiator and built in double wardrobe, wall mounted shelf, window with a view over the rear garden.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

## Garden & Parking

**FRONT GARDEN** Measuring approx. 15.5m (50'10") x 12.2m (40'0"). East facing with gated access, paved pathway to front door, laid to lawn, ornamental trees and established shrubs.

**SIDE GARDEN** Measuring approx. 12.2m (40'0") x 5.1m (16'8"). Laid to lawn, glass greenhouse and paved hardstand. Side pathway to rear garden.

**REAR GARDEN** Measuring approx. 11.7m (38'4") x 12.3m (40'4"). West facing, laid to lawn, raised bed surrounded by timber sleepers, ornamental trees and established shrubs, rotary area, water butts and compost bins, sunken electrically controlled pump to control water table. Rear covered porch (accessed from kitchen) with two lantern lights, outside tap and electricity socket.

**GARAGE** Detached garage, with up and over door.

**DRIVEWAY** Long private driveway, leading down from Furzeland Way to gated access, pathway through garden to bungalow.

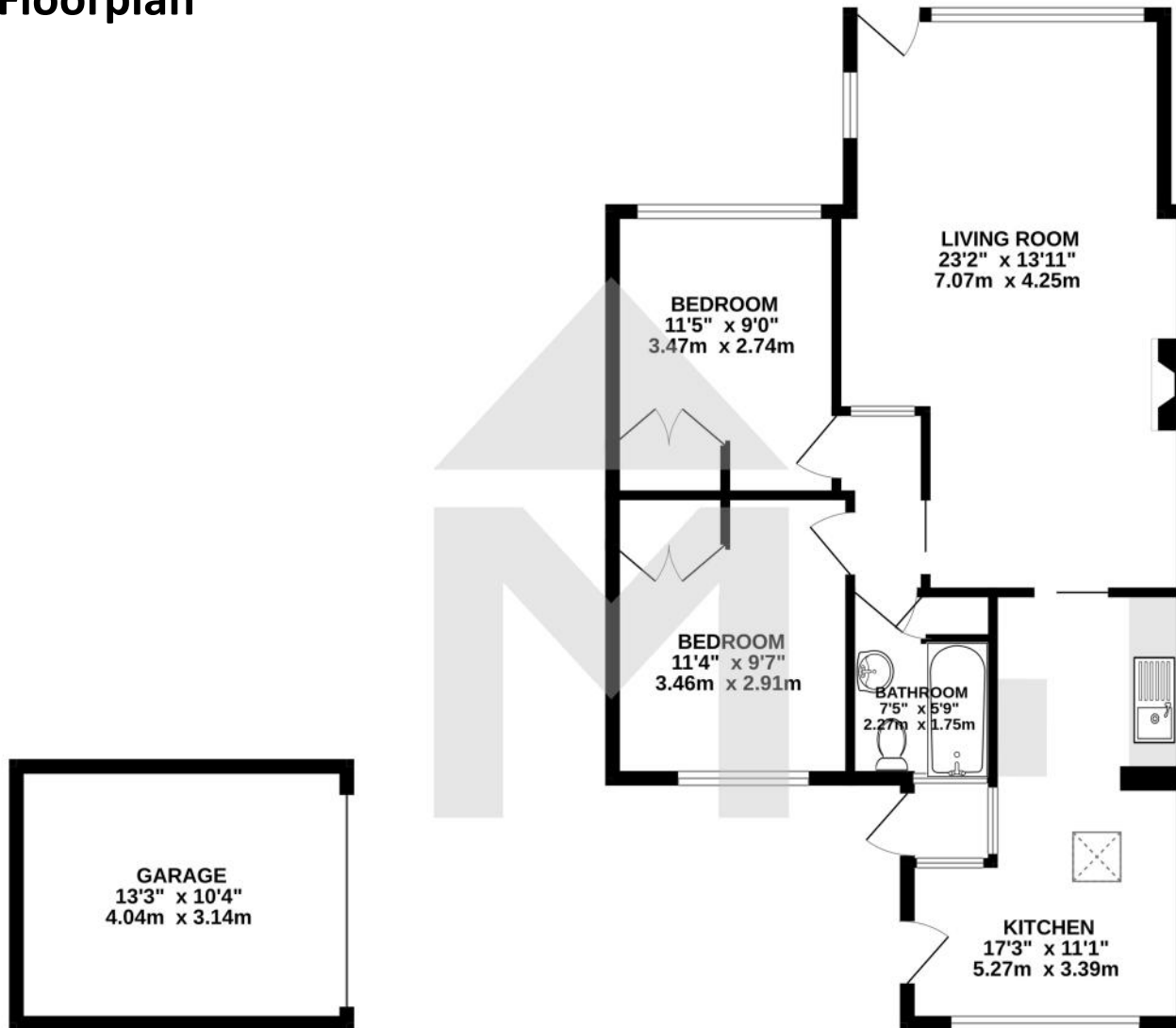
## Additional Information

**NB** The property has previously had subsidence, we can advise there is evidence this has been rectified and would advise any potential buyer seeks confirmation by their surveyor.

**Council Tax Band: C**

GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.

## Floorplan



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with **Anti Money Laundering procedures**. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.*

4643/10FURZEWAY/SJ/MMXXVI0331

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