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**2 Dukes Place, Sayers Common, BN6 9FJ**  
**£495,000**



## 2 Dukes Place

Sayers Common,

This well presented three / four bedroom terraced house situated in Sayers Common, is one of just six properties on a secure gated development. This would be an ideal lock up and leave and being sold with no ongoing chain it makes this home an attractive proposition.

The accommodation comprises of an entrance hall, downstairs cloakroom / WC, modern fitted kitchen with a selection of eye level and base units, granite worksurfaces, integrated oven and grill, five ring gas hob and overhead extractor fan, integral dishwasher, fridge freezer and space for washing machine. There is a door to the rear garden, separate dining room and a lounge with French doors onto the south facing rear garden. The entire ground floor has a Travertine marble tiled floor and underfloor heating system.

On the first floor the landing has a loft access and space for a work station, as well as a master bedroom with ensuite shower room, two further bedrooms one of which having a further attached room which could be an additional bedroom or dressing room, and a further family bathroom.



## 2 Dukes Place

Sayers Common,

Outside the south facing rear garden is enclosed with a patio area, lawn and borders with access to the garage which has an up and over door with power and lighting. At the front there is a paved parking space in front of the garage.

- Three/four bedroom terraced house
- Well presented
- South facing rear garden
- Secure gated development with electric gate
- Garage
- Parking
- No ongoing chain
- Master bedroom with ensuite shower room
- Underfloor heating on ground floor
- EPC: C Council tax band: D



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## Dukes Place



Approximate Gross Internal Area (Including Garage) = 136.94 sq m / 1474.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Hassocks

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