



9 Rose Cottages, Lewes Road, Danehill RH17 7ET

Offers Over £325,000



**MANSELL
McTAGGART**
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9 Rose Cottages

An opportunity to purchase a RECENTLY CONVERTED 2 BEDROOM HOUSE with parking and garden opposite the church in this sought after village.

The property was originally built in 1939 and has had a variety of uses from the village store to a chemist and an estate agents office before becoming a residential unit.

As you enter the property you go into a spacious kitchen. Off to the right is a large lounge. The generous windows allow ample light into the property and the double-glazed panels have been filled with Argon gas to ensure the property remains cool. As we go back into the kitchen and around to the inner hallway there is a family bathroom. Two staircases lead to the first floor bedroom and to the ground floor bedroom, which has bifold door.

In the REAR GARDEN there is a good sized patio area and a path that leads down the garden. To the side of the property is a CAR PARKING SPACE.

The property benefits from an oil-fired hot water and central heating system, double glazed windows, recent wiring, and EV charging point. NO ONWARD CHAIN.

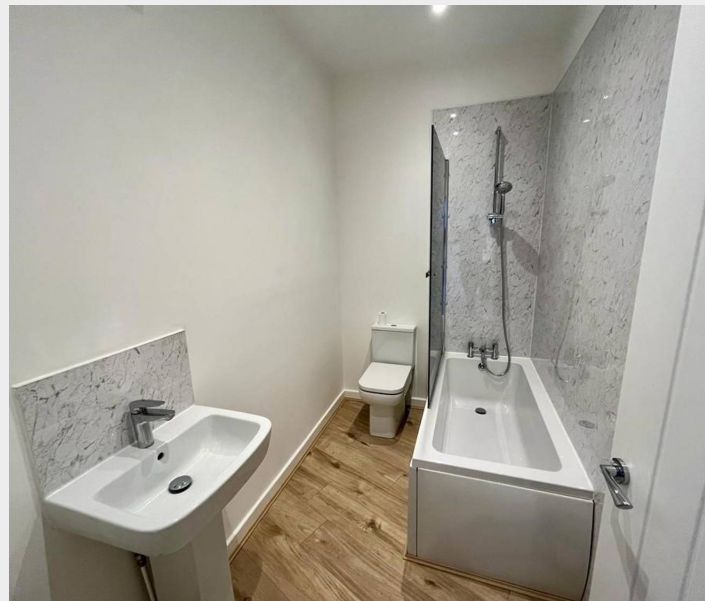
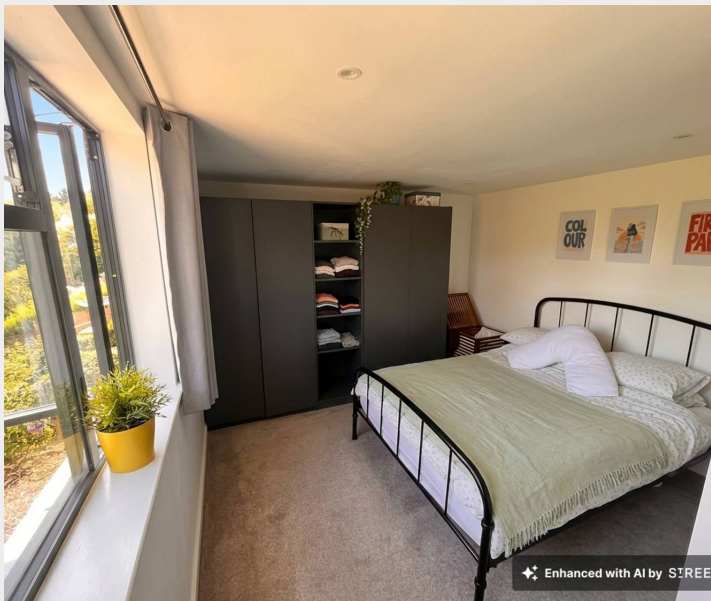


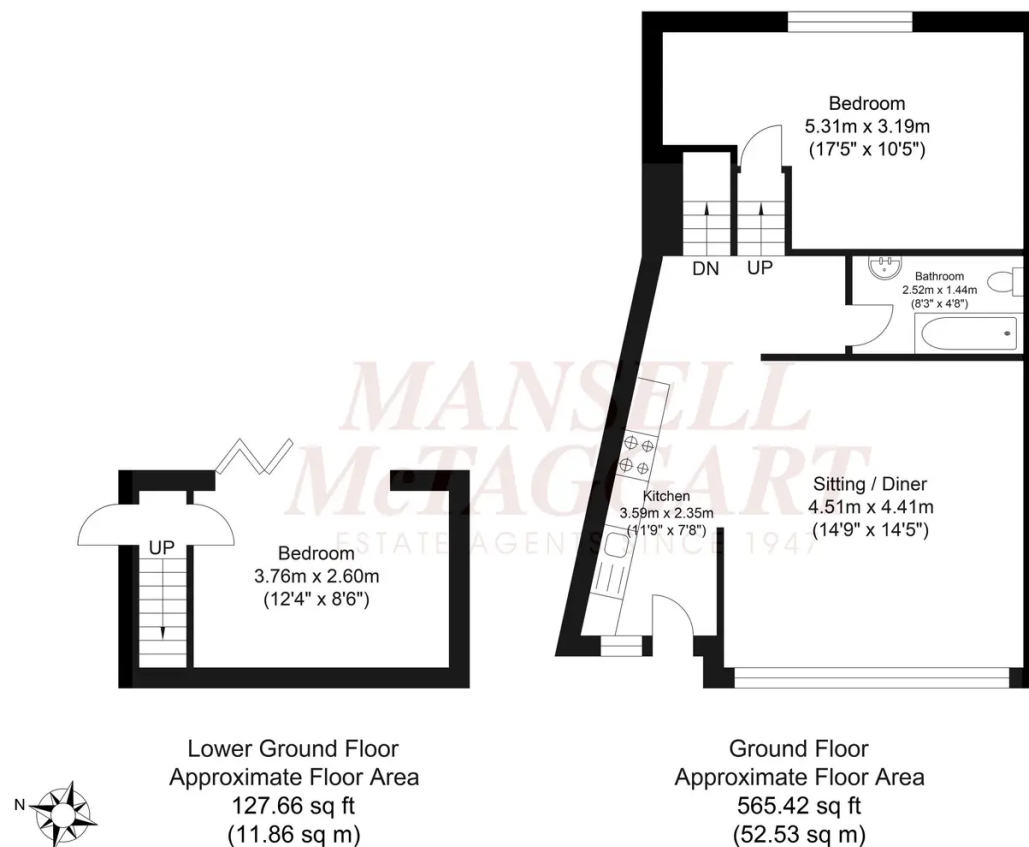


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The property is located in the village of Danehill with its beautiful local church & popular primary school. The village is located approximately 6 miles to the East of Haywards Heath, approximately 12 miles to the North of Lewes & approximately 5 miles from the village of Newick. The village is surrounded by picturesque rolling countryside which is interspersed with footpaths & bridleways linking with the neighbouring districts and Ashdown Forest which is located at Birch Grove & Chelwood Gate. Popular Cumnor House school is close by. Number 9 is located on the right opposite the beautiful church as you come into the village.

- RECENTLY CONVERTED IN MODERN SPLIT LEVEL CONTEMPORARY STYLE
- SITTING ROOM
- KITCHEN
- TWO BEDROOMS & SHOWER ROOM/WC
- PARKING
- OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, RE-WIRED & EV CHARGING POINT
- REAR GARDEN WITH LARGE PATIO
- NO ONWARD CHAIN
- FREEHOLD EPC C COUNCIL TAX BAND C WEALDEN





Approximate Gross Internal Area = 64.39 sq m / 693.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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