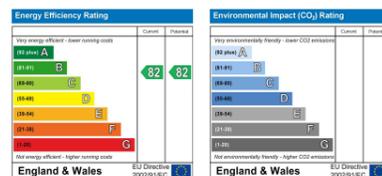




**Approx. Gross Internal Floor Area 700 sq. ft / 65.04 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



**PSPhomes**

Let's Get Social

@psphomes /psphomes www.psphomes.co.uk

VIEWING BY APPOINTMENT WITH PSP HOMES

3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

PSP HOMES  
SOUTH ENGLAND  
(OVERALL)



**Ebrill Cottage , 1A Diamond Cottages, Green Road, Wivelsfield Green, RH17 7QA**

**Guide Price £400,000 Freehold**

**PSPhomes**

@psphomes

/psphomes

www.psphomes.co.uk

## Ebrill Cottage , 1A Diamond Cottages, Green Road, Wivelsfield Green, RH17 7QA

Guide Price: £400,000 - £425,000

What we like...

- \* Spacious accommodation with 21ft sitting room and kitchen/diner
- \* Good size south-west facing garden
- \* Located in the heart of Wivelsfield Green with its thriving community and reputable school.
- \* Driveway parking for three cars.

**Guide Price: £400,000 - £425,000**

### Welcome Home

This attractive end-terrace cottage was built in 2012, in the style of a Victorian home and sits in the heart of Wivelsfield Green - one of the area's most popular villages with buyers attracted by the thriving community, excellent primary school, beautiful countryside and easy access to Haywards Heath, Lewes and Burgess Hill.

Internally, the home offers really generous room sizes with a spacious, 21ft sitting room at the heart of the home. This generous living space flows into the kitchen/diner which sits at the rear of the house with French doors that lead out to the garden, great for 'inside-outside' living during the summer months.

The kitchen itself is a classic shaker-style with plenty of room for a dining table. There is a range of integrated appliances including oven, gas hob, dishwasher, wine cooler and washing machine.

The ground also has the essential cloakroom.

On the first floor there are two good size double bedrooms, one overlooking the front, one overlooking the rear garden. Both have fitted wardrobes and both are served by the modern family bathroom.

The home has recently been recarpeted, is fully double glazed, has gas fired central heating, solar panels (owned not leased giving pay back quarterly, meaning reduced bills) and neutral décor. Storage wise, the boarded loft has ladder access.

### Scope/Potential

Give the size of the garden, there is potential to extend the ground floor. You could also extend over the kitchen, if required. Any work is, of course, subject to any necessary consents.



### Step Outside

To the rear is a fabulous, long, south-west facing garden that enjoys afternoon/evening sunshine. There is a large expanse of level lawn, pretty borders and a useful garden shed. There is side access to both sides and to the front is driveway parking for up to three cars.

### Wonderful Wivelsfield Green

Ebrill Cottage sits in the heart of the desirable village of Wivelsfield Green. The village itself lies conveniently between Haywards Heath and Burgess Hill whilst also providing easy links to East Sussex. Village facilities include the Cock Inn public house/restaurant, a convenience/newsagents shop with Post Office facility, Morrisons Convenience Store and the highly regarded Wivelsfield Primary School which was rated Good/Outstanding in all categories during its previous Ofsted inspection.

Haywards Heath is just 2.5 miles to the north and provides more extensive shopping and leisure facilities including Waitrose and Sainsbury's Superstores, The Orchards Shopping Centre and the social hub of the town - The Broadway, which offers names such as Cote Brasserie, Pizza Express and independent eateries include Lockhart Tavern, Orange Square and Wolfox Coffee Roasters. For commuters, Haywards Heath's station provides swift links to London (47 mins to London Bridge/Victoria), Brighton (20mins) and Gatwick International Airport (10-15 mins). Burgess Hill lies 3.5 miles west whilst Lewes is just over 9 miles. By car surrounding areas can be accessed via the A272 east/west road and the A23(M), which lies roughly 7 miles west at Bolney.

### The Specifics

Title Number: ESX338745  
Tenure: Freehold  
Local Authority: Lewes District Council  
Council Tax Band: C

We believe this information to be correct but cannot guarantee its accuracy.

