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**17 Sugar Lane, Horsted Keynes, West Sussex, RH17 7EH**

**Guide Price £625,000 Freehold**





## 17 Sugar Lane, Horsted Keynes, West Sussex, RH17 7EH

**\*PLEASE WATCH VIEWING VIDEO\***

A beautifully presented, updated and extended Victorian semi-detached character village home spanning 3 floors.

3 Bedrooms, 2 Reception Rooms and 2 Bath/Shower Rooms.

- **Entrance Hall** stairs to first floor and storage
- Ground floor **Cloak/Shower Room** re-fitted modern white suite, low level WC, wash basin and shower cubicle
- Spacious **Sitting / Dining Room** (2 rooms knocked together, front open fire with hearth / mantle plus wood burner and doors to the private inner **Courtyard**)
- Extended **Kitchen / Breakfast Room** fitted range of units, worksurfaces, space for appliances, sink unit, space for table / chairs, side windows plus doors to garden
- Adjoining **Utility Room** fitted units, sink and door to courtyard
- **First Floor:** landing with front window
- **2 Double Bedrooms**
- **Family Bathroom** re-fitted white suite, enclosed bath, low level WC, wash basin and opaque widow to rear
- **Top Floor:** landing **Study Area** and rear velux
- Double aspect **Bedroom 3**
- Double glazed windows
- Oil fired central heating to radiators
- Block paved **Private Driveway** for 1-2 vehicles





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**EPC Rating: E and Council Tax Band: E**

- 62' x 38' **East Facing Rear Garden** patio adjoins the house, shaped lawn, further seating, pathway, plants, flowers, shrubs, fencing and oil tank

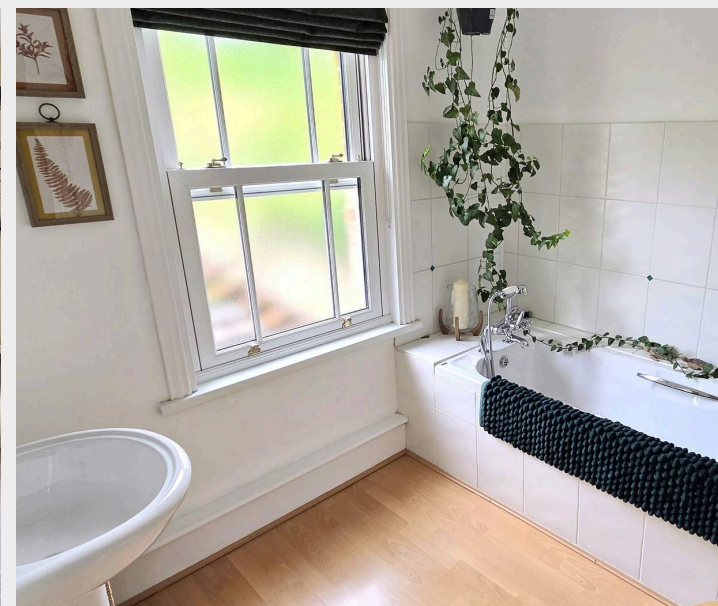
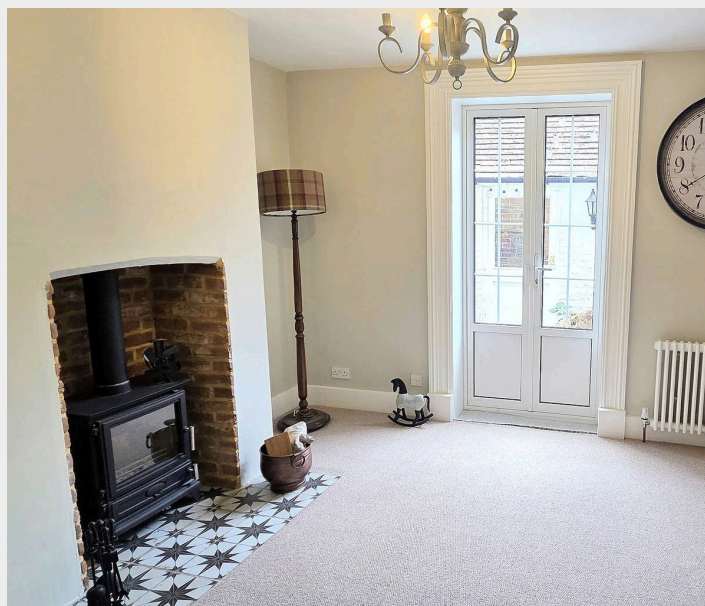
## LOCATION

The property is situated on the West side of the village within a short walk of the picturesque village centre. Horsted Keynes has two public houses, local store/post office, Church plus numerous sports / leisure groups around the area. The village is surrounded by picturesque countryside interspersed with footpaths and bridleways linking the neighbouring districts and villages.

**SCHOOLS** - There are many highly regarded schools nearby both state and private, including Cumnor House in Danehill (about 1.5 miles), Brambletye and Ardingly College. For younger children, St Giles Primary School is within the village and older children fall into the catchment area for Oathall Community College (secondary school), which is situated in nearby Lindfield. Haywards Heath town centre is approx 5 miles distant offering a comprehensive range of shops, stores, restaurants, cafés and bars.

**STATION** - Haywards Heath mainline railway station provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South coast (Brighton 20 mins).

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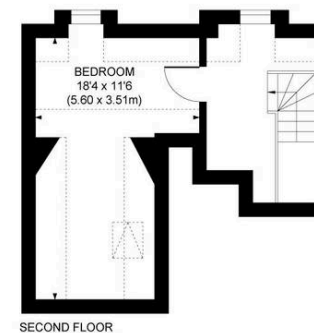
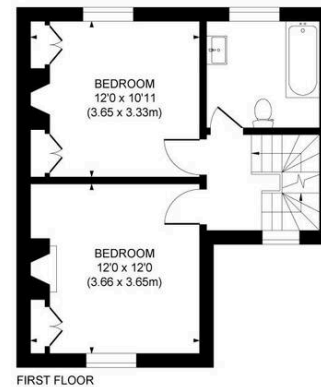


**Approximate Gross Internal Area**

Main House 1,306 sq. ft / 121.36 sq. m

Store 50 sq. ft / 4.64 sq. m

Total 1,356 sq. ft / 126.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

## Mansell McTaggart Estate Agents

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