



Pyecombe Street

Pyecombe, West Sussex, BN45 7EE

MARCHANTS

Pyecombe Street

A charming 18th century detached cottage set within the South Downs National Park having two bedrooms, two living rooms, a garage with own drive, electric heating and solar panels. The property benefits from stunning views and original features throughout.

OIEO £500,000

MARCHANTS

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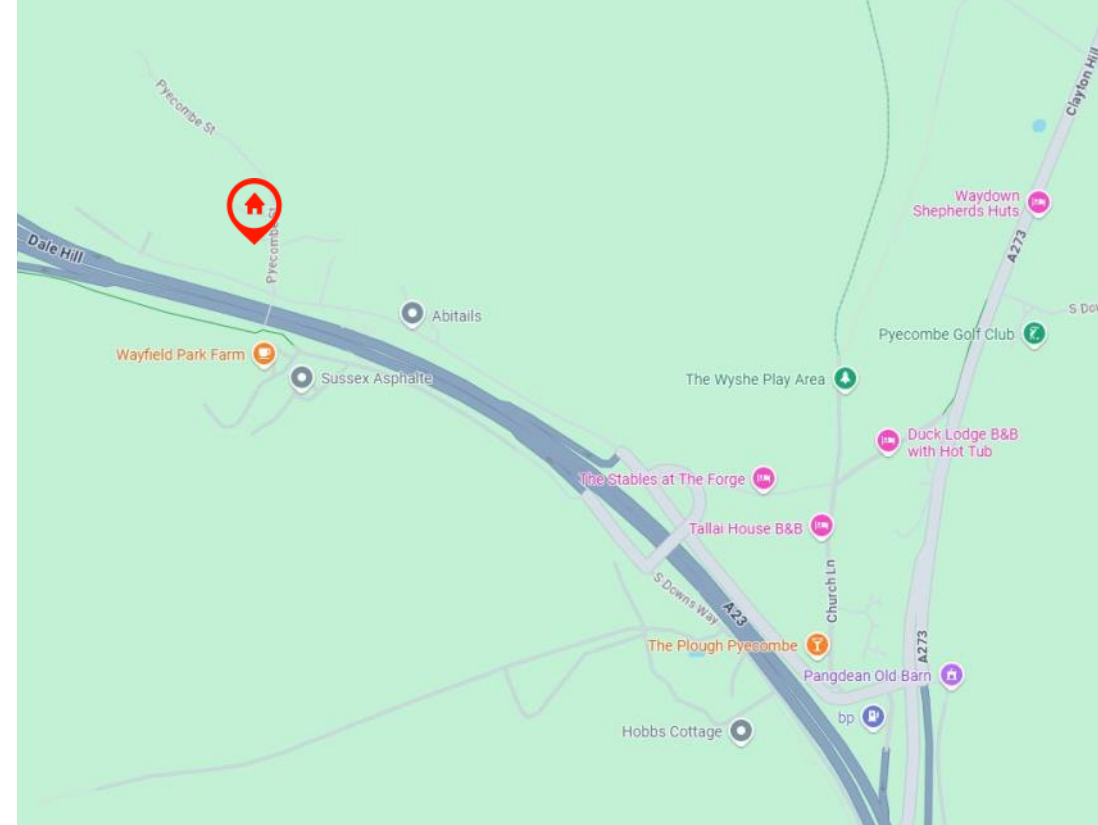
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Features

- Detached Flint Cottage
- Two Bedrooms
- Two Living Rooms
- Modern Kitchen & Bathroom
- Garage with own Drive
- Hamlet Location
- Stunning Views
- Vendor Suited



Stunning views of The South Downs from the first floor of the property.



Location

The property is approached across the driveway to Woodbine Cottage where upon a five bar gate opens onto the driveway. It is located within a short walk from the South Downs Way and enjoys a fine view of open countryside from the first-floor rooms. This semi-rural village has a pub/restaurant, M&S food store, petrol station and golf course. The nearby A23 provides direct access to Brighton and Gatwick Airport whilst the nearby village of Hassocks provides an excellent array of local amenities which include a variety of shopping facilities, eateries, post office, health centre and schools for all age groups. Adastra Park, which is located close to the high street, is a hub of activity featuring the village hall, social club, sports areas and children's play parks. Furthermore, at the top of the high street lies the main line railway station with regular services to London and the south coast. Surrounding the village is an abundance of stunning countryside and views of the South Downs national park, perfect for those seeking a semi rural location.

- Hassocks Station (3.2 miles)
- Burgess Hill (5.6 miles)
- Brighton (6.7 miles)
- Gatwick Airport (22.0 miles)

Accommodation

Three outside lights and a timber front door to;

ENTRANCE LOBBY One wall light, porcelain tiled floor and doors to;

LIVING ROOM A triple aspect room having a large open fireplace with a wood burner stove, two Victorian style radiators, TV aerial connection, telephone point, one wall light, two recessed downlights, storage cupboard with shelving, recess with display shelving, door to outside, stairs rising to first floor.

KITCHEN A galley style room overlooking the side garden and fitted with shaker style furniture comprising two wood effect laminate worktops with inset stainless-steel sink, mixer tap, cupboards, drawers and spice pull-out store under. Two wall cupboards. Appliances include 'Neff' electric oven, 'Neff' Induction hob with acrylic splashback and extractor fan over. Refrigerator, ceramic wall tiling, recessed downlights, porcelain tiled floor.

INNER LOBBY Victorian style radiator, cupboard with shelving, two coat hooks and door to;

RECEPTION/STUDY A triple aspect room with French doors leading to the rear garden. Victorian style radiator, three wall lights, built-in cupboard housing a 'Sadia Heatrae' electric central heating boiler. Roller blind, natural wood floor.





BATHROOM Ceramic tiled walls with a modern white suite comprising a wood panel bath with mixer taps, independent shower and pivoting glass shower screen over. Vanity wash basin with mixer taps. Close coupled W.C., ladder style towel warmer, window with roller blind, sliding door from entrance lobby, porcelain tiled floor, hatch to loft with a boarded floor.

FIRST FLOOR

LANDING Hatch to second loft with a boarded floor.

BEDROOM ONE Window providing a view towards the South Downs, wardrobe with hanging rail and drawer unit under, Victorian style radiator.

BEDROOM TWO Window providing a view towards the South Downs, double wardrobe with hanging rail. Victorian style radiator.



Garden and Patio Area

SIDE GARDEN Opposite the entrance to the property there are six steps leading up to a small garden area laid to lawn which is enclosed by mature hedges and shrub borders. The driveway with parking for several narrow vehicles leads to;

GARAGE Power and lighting.

REAR GARDEN A very private area laid to lawn and patio with views across to the South Downs. The garden is enclosed by a mature shrub borders and there is an outside water tap

Additional Information

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



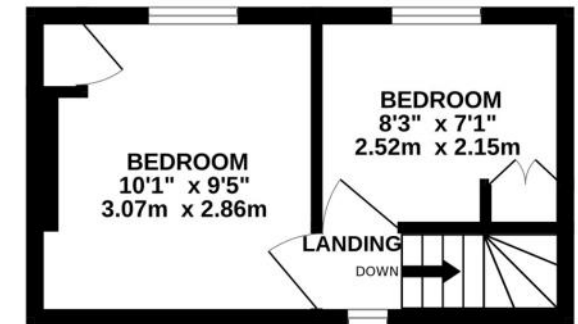
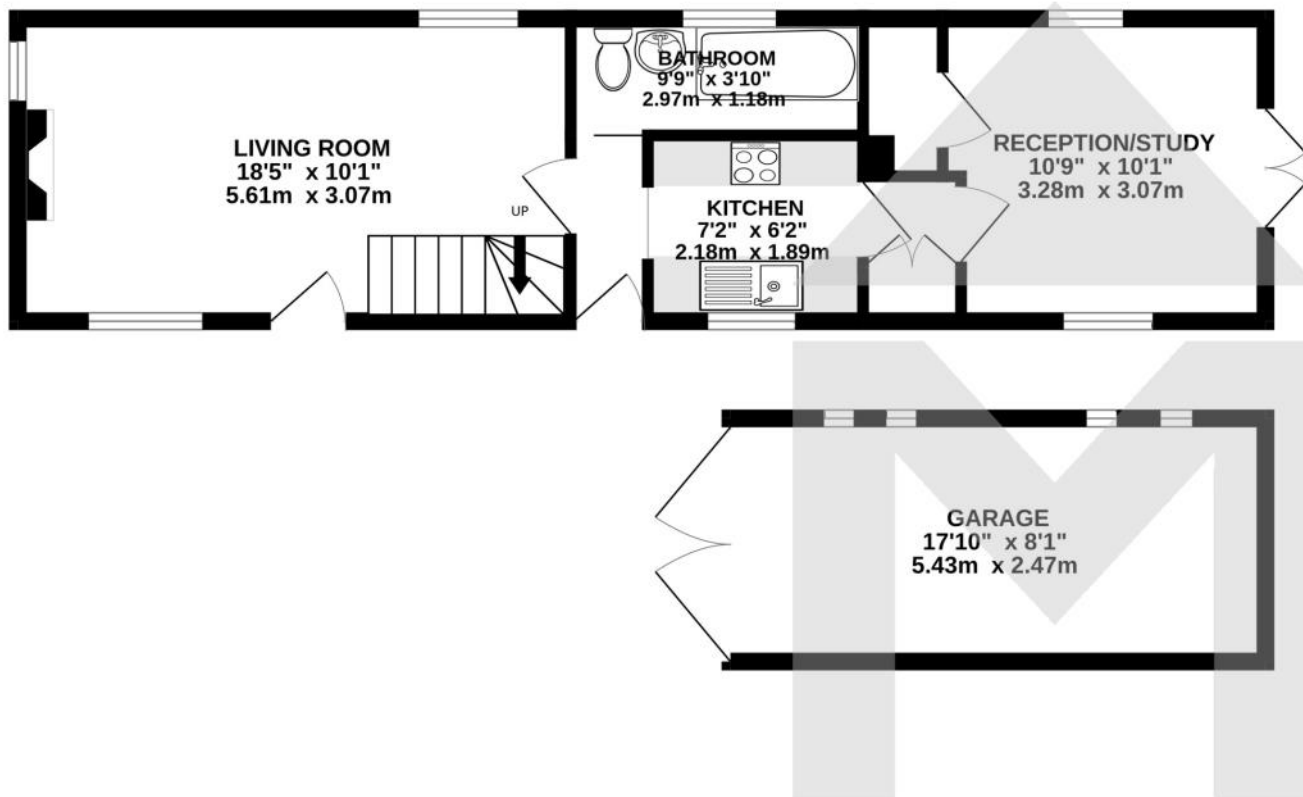
Floorplan



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.
4817/ROSPYE/PG/MMXXV0906

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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