



Guide Price: £300,000

Hazel Cottage, Horstead Lane, Sharphorne, West Sussex, RH19 4HX

 x3  x1  x 2



**PANTERA  
PROPERTY**



Pantera Property are delighted to offer to the market this three-bedroom detached cottage, presenting an excellent opportunity for refurbishment or redevelopment with strong potential to add value.

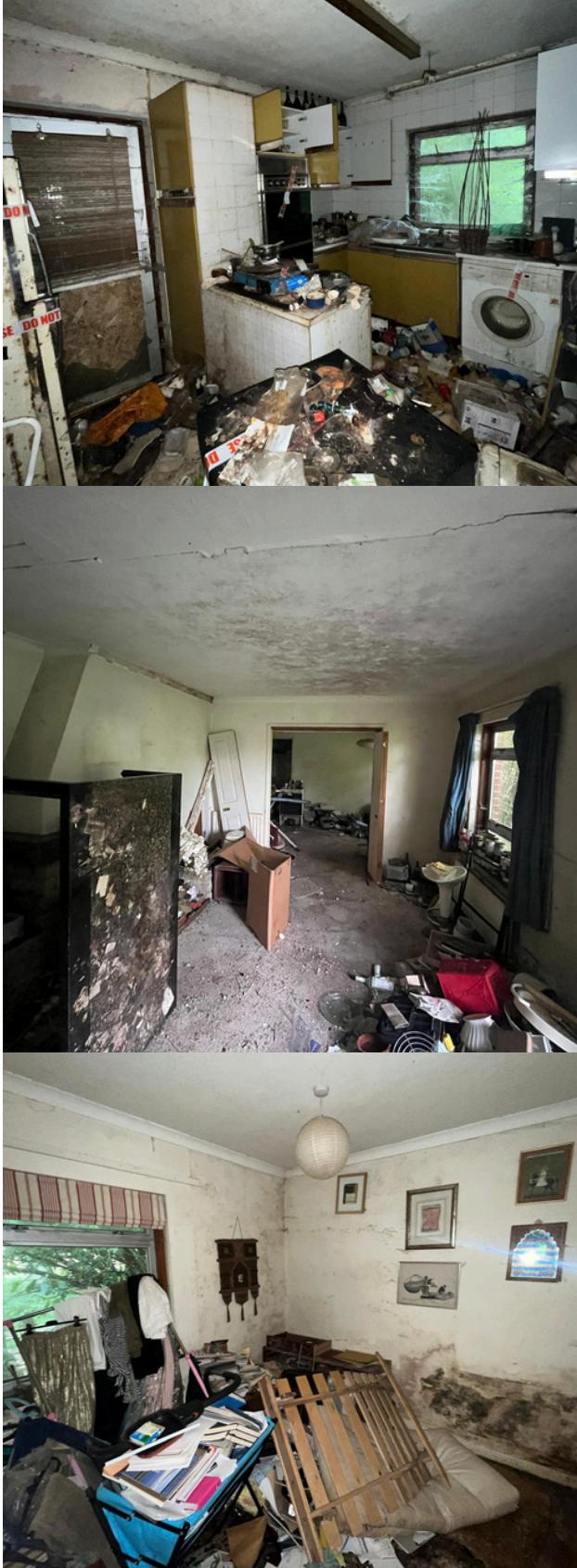
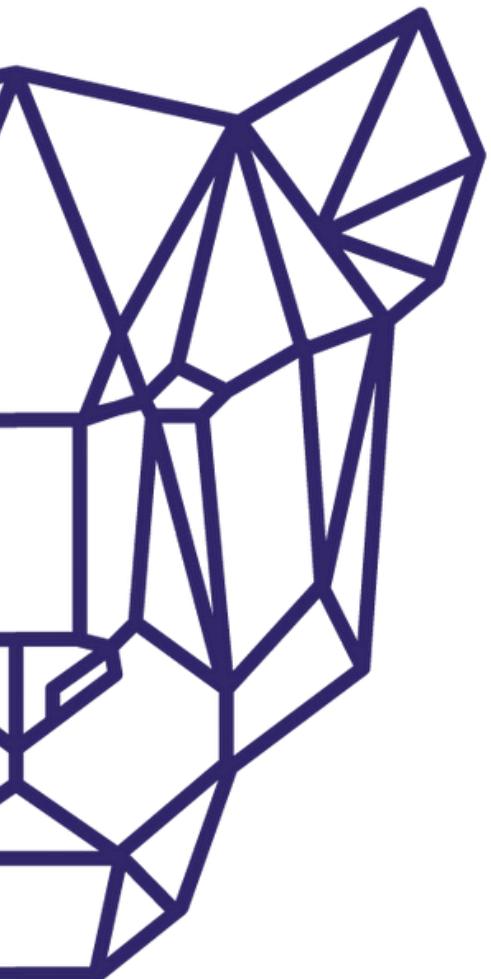


- Sold as seen
- Room to improve
- No onward chain
- Off street parking
- Cash buyers only
- Large plot

### Property description

A three-bedroom detached cottage set on a generous plot of approximately 0.29 acres, offering ample off-street parking and a garage. The property extends to approximately 994 sq. ft and presents a rare opportunity for redevelopment or comprehensive refurbishment. The property offers a great opportunity to add value and is in need of modernisation.





# Additional Information

Local Authority:  
Mid Sussex

Council Tax  
Band = E

Tenure: Freehold

An EPC document has been commissioned for the above property, as it has not been possible to conduct an internal or external assessment of the unit's accommodation or of its heating, ventilation/air conditioning systems (HVAC) and its hot water system(s).

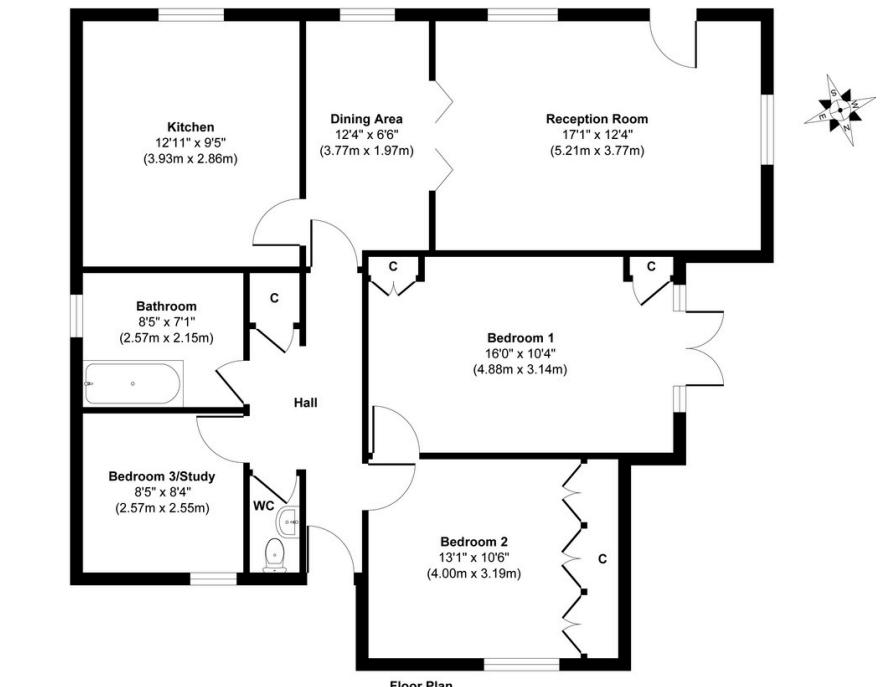
## Location

The property is situated on the outskirts of the historic market town of East Grinstead, West Sussex. East Grinstead offers a comprehensive range of amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities, along with well-regarded primary and secondary schools. The town benefits from excellent transport links, with East Grinstead mainline railway station providing regular services to London Victoria and London Bridge, making the area popular with commuters. Road connections are also strong, with convenient access to the A22 and A264, linking to nearby towns such as Crawley, Haywards Heath and Tunbridge Wells.

## Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610. Viewing is strictly by appointment only and is limited to viewing through the front door. All viewings must be accompanied by a representative of Pantera Property for health and safety reasons.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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