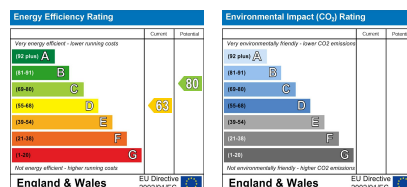


Approx. Gross Internal Floor Area 1230 sq. ft / 114.37 sq. m (Including Garage)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Hunters Moon Reeds Lane, Sayers Common, West Sussex, BN6 9JG

Guide Price £550,000 Freehold

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Hunters Moon Reeds Lane, Sayers Common, West Sussex, BN6 9JG

Guide Price £550,000 - £575,000

What we like...

- * Excellent semi-rural position in Sayers Common with superb access to the A23.
- * Spacious ground floor with a 17ft sitting room that flows into dining room.
- * Beautiful south-facing rear garden, wonderfully stocked and with stunning wisteria.
- * Scope to reconfigure and knock kitchen into dining room.

Guide Price £550,000 - £575,000

Welcome to Hunters Moon

Are you looking for a semi-rural lifestyle with fantastic access to the A23, open countryside close by and a great village pub within easy reach?

If so, Hunters Moon could be the perfect fit. It is a well-proportioned detached family home in Sayers Common, offering a brilliant blend of village living, practical accommodation and excellent road links. Having been home to our clients for the past 19 years, it is easy to see why they have stayed so long — the house has a warm, welcoming feel, a sensible layout and a truly lovely garden.

The house has been extended to the front in the past, which has enhanced the ground floor accommodation by creating the cloakroom and giving the sitting room its attractive bay window. The main reception room is a generous space with parquet-style flooring, a fireplace focal point and plenty of room for comfortable sofas and family life. The bay window brings in natural light and gives the room a pleasing sense of depth and character.

To the rear is the dining room, which enjoys a lovely outlook towards the garden and has French doors leading outside. This room sits directly beside the kitchen, creating an obvious opportunity for an incoming buyer to knock through and form a larger open-plan kitchen/dining/living space, subject of course to any required consents. It would be a superb way to maximise the connection with the south-facing garden and bring the house more in line with modern family living.

The kitchen is a bright, well-sized space with a range of units, worktops, tiled flooring and a generous window overlooking the garden. There is space for a range cooker and further appliances, while a useful utility room sits nearby, ideal for laundry, storage and day-to-day practicality. A separate study provides an excellent work-from-home space and enjoys direct access to the rear garden, making it a versatile room for those needing a quiet office, hobby room or occasional guest space.

The ground floor also includes the cloakroom/WC and internal access to the garage, which offers conversion potential if more accommodation was required.

On the first floor are three bedrooms and a family bathroom arranged around a central landing. The principal bedroom is a good-sized double, positioned to the rear, with a broad window framing a green outlook. There is a second double bedroom, also light and well-proportioned, together with a third bedroom that would work well as a child's room, guest bedroom or additional study.

The family bathroom is fitted with both a bath and separate shower enclosure, along with a wash basin and WC. It is a bright room, finished in a simple neutral style, with natural light from the large window.



Outside Oasis

The rear garden is a real highlight of Hunters Moon. South-facing and beautifully established, it has clearly been loved and carefully tended over the years. There is a lawn, well-stocked borders, mature planting, potted flowers and a decked seating area that creates a lovely space for summer dining or a quiet morning coffee.

One of the most striking features is the stunning wisteria that stretches across the rear elevation, adding colour, character and a wonderful softness to the house during the warmer months. The garden has a private, leafy feel and offers a superb setting for anyone who enjoys outdoor living, gardening or simply having a peaceful space to unwind.

To the front, the house is approached via a driveway providing off-road parking, with access to the integral garage.

Out & About

Reeds Lane sits in the heart of Sayers Common, close to open countryside. Just a few steps away, you'll find Berrylands playing field, offering a great space for outdoor activities. There's a wonderful community shop that stocks everything from sausages and newspapers to locally brewed beers. It's also a perfect spot to relax, enjoy a coffee, and have a chat with the friendly locals. For those looking to enjoy a Sunday roast and a short walk away is a pint of local ale in the Duke of York pub, perfect place to meet family and friends.

A big part of the attraction of Sayers Common is how conveniently located it is for the A23 (M) meaning Brighton is only a 20 minute drive and journeys to London Gatwick are similar distance. Hassocks Station is only 10 minutes away and sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins).

When it comes to schooling, the village is home to the well-regarded LVS Hassocks - an independent school catering for those with Autism, whilst neighbouring Albourne and Hurstpierpoint offer excellent primary school. For secondary state education, most children attend Downlands in nearby Hassocks or St Pauls Catholic school in Burgess Hill.

The Specifics

Tenure: Freehold

Title Number: WSX15843

Local Authority: Mid Sussex District Council

Council Tax Band: E

Available Broadband Speed: Ultrafast (up to 80mbps download)

Services: Mains water, electricity, drainage and gas - none tested.

We believe this information to be correct and it is provided in good faith, but we cannot guarantee its accuracy and recommend intending buyers check personally.

