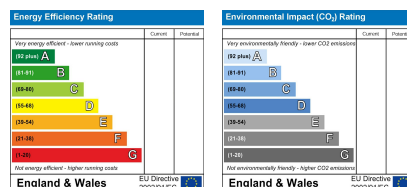


AREA EXCLUDING CELLAR = 1,336 SQ FT / 124.11 SQM

TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Plans for illustration purposes only. Intending purchasers should check measurements personally.
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Lavender Cottage, High Street, Handcross, West Sussex, RH17 6BJ

Guide Price £425,000 Freehold

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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.

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Lavender Cottage, High Street, Handcross, West Sussex, RH17 6BJ

Guide Price: £425,000 - £435,000

What we like...

- * Charming Victorian cottage in the lovely village setting.
- * Up to five bedrooms, offering plenty of useful extra space.
- * Cellar providing excellent storage and scope for conversion.
- * Easy walk of all the village amenities include schools, pub, coffee shop and newsagents.
- * Swift links on to A23(M), very handy for Gatwick, Crawley, Brighton and M23.

The Home...

Welcome to Lavender Cottage, a charming Victorian cottage situated in the very heart of Handcross – a quintessential Sussex village with a thriving community, excellent schools and fantastic links via the A23(M).

The home will surely appeal to any lover of period charm and those seeking all the benefits a village lifestyle has to offer. Typical of the era, you have two formal reception rooms of the ground floor and the sitting room is an inviting space and enjoys a beautiful fireplace with cabinetry either side.

The dining room also has a fireplace and flows through to the kitchen, which itself is shaker-style, has plenty of room for a breakfast table and an integrated oven/hob. Usefully, there is a separate cloakroom and utility area.

On the first floor you have three well-balanced bedrooms. The main bedroom is at the front of the house and boasts a beautiful period fireplace. The second and third bedrooms are both good size rooms and each is served by the gorgeous family bathroom with eye-catching rolltop bath that is the perfect spot to unwind. The suite and tiled flooring remains sympathetic to the age of the house with its Victorian styling.

The second floor offers two incredibly useful extra rooms, which could be used as single bedrooms but work equally well as offices for those who work from home, or a play room for the children.

The house is heated via gas fired boiler and is fully double glazed. There is also a large cellar space that provides fantastic storage space but is also ripe for conversion into additional useable accommodation (the adjoining home has undertaken a conversion).

Step Outside...

To the rear you have the prettiest of cottage gardens. A leafy, west facing oasis that is bathed in sunshine throughout the afternoon. The patio and artificial lawn mean maintenance is minimal and this is a lovely spot to sit out for a barbecue with friends. To the front is driveway parking for one car.



The Location...

Lavender Cottage sits on the High Street in the heart of Handcross, a thriving Sussex village with excellent schooling in the form of Handcross Primary and Handcross Park School in the private sector. The village has excellent links on the A23(M) motorway network meaning you can get to Gatwick Airport, Crawley, Brighton and the M23/M25 quickly. The High Street is home to the superb Red Lion is a premium pub, bar, and restaurant with its very own courtyard - serving super Sunday Roasts! JoCo is a dynamic cafe offering good strong coffee, tasty treats, and light lunches. Set in the delightfully historic Old Garage, this has been a real hit with villagers since opening in late 2020. The Butchers has been established for 100 years and there is also a convenience store and hardware store.

For a dose of fresh air you're surrounded by beautiful Sussex countryside. but we'd recommend visiting the stunning Nymans National Trust Park, which is just a 10 minute walk.

The Finer Details...

Tenure: Freehold
Title Number: WSX357797
Local Authority: Mid Sussex District Council
Council Tax Band: E
Conservation Area: Yes - Handcross
Available Broadband Speed: Superfast, up to 80 mbps download.
Garden Orientation: West

We believe the information to be correct but cannot guarantee its accuracy and recommend intending purchasers satisfy themselves before exchange of contracts.

