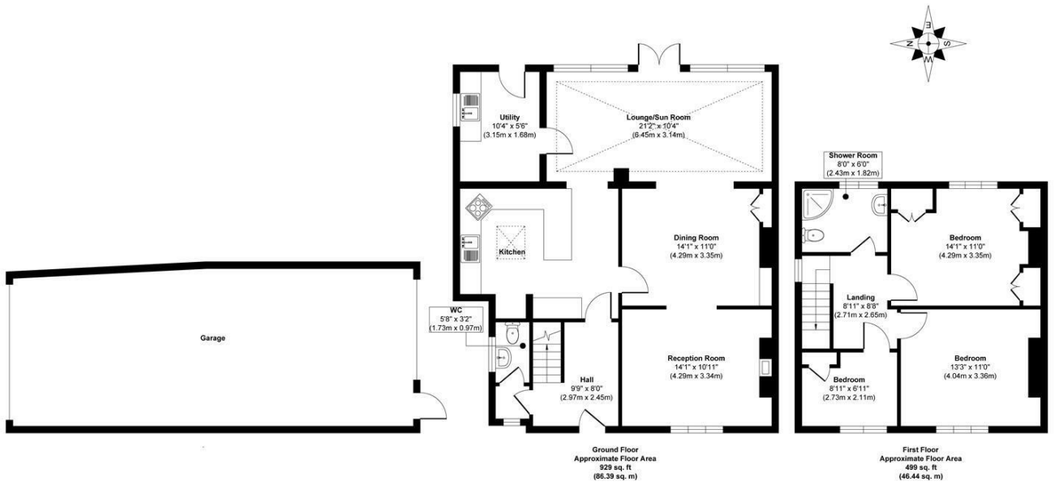
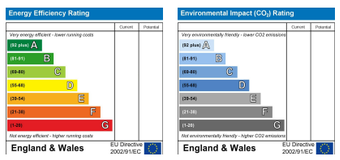


Approx. Gross Internal Floor Area 1,428 sq. ft / 132.7 sqm (excluding garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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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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What we like...

* Exceptional 0.20 acre plot with "T Shaped" garden

* Huge scope to extend and/or modernise to own taste.

* One of the most desirable villages in Mid Sussex.

* Garage, driveway and garden area available depending upon offer.

* Granted planning permission for driveway at the front.

Welcome Home...
This is an exciting opportunity to purchase an attractive 1930s semi-detached home in one of Mid Sussex's most quintessential villages. The home sits on a fabulous "T-shaped" plot that extends to 0.20 acres with a glorious garden and huge scope for a chunky extension, if required.

The home has been in the same family for over thirty years and offers over 1,400 sq ft of accommodation, great for a family. There is certain modernisation now required, but this is an exciting opportunity to buy a solid village home on a superb plot.

Upon entry you're welcomed by a generous hallway with ground floor cloakroom to the left.

The sitting room overlooks the pretty front garden and the fireplace provides the natural focal point. This room flows freely into the dining area, which in turns leads through to the spacious 21ft sitting/sun room which overlooks the garden. The kitchen sits adjacent to the dining area meaning you could easily knock through to create a large open plan kitchen/diner, if desired.

The kitchen itself has been extended (circa 1990) and has shaker style cabinetry with a peninsula breakfast bar, integrated hob, oven and microwave. The room is flooded with natural light and an opening leads through to the sun room, creating a free-flowing and family friendly layout.

Off the sun room is a handy utility, with door opening out to the garden – very handy after a muddy walk with the dogs.

On the first floor there are two generous double bedrooms (one overlooking the front, one overlooking the rear) and a decent single third bedroom. These are all served by the shower room.

The large loft space has been semi-converted and provides fabulous storage space. It is ripe for conversion and with the addition of a rear dormer, there is plenty of space for an impressive principle bedroom with ensuite.

The home has LPG heating and access to a superfast fibre broadband connection. It is also offered for sale with no onward chain meaning a swift move is possible.

Step Outside....
Outside the home really comes into its own, sitting on a 0.20 acre plot. To the rear you have the most beautiful garden, which is well stocked with pretty plants and established trees, bushes and shrubs. The large paved terrace is ready made for 'al-fresco' entertaining with friends & family and the large expanse of level lawn is perfect for children to play. The summer house and shed provide handy storage.

At the foot of the garden, there is a detached tandem length garage and an associated strip of garden. Beyond the garage, there is driveway parking which is accessed off Hamsland. The garage and end-strip of garden is available, depending on the level of offer.

Gated side access leads back to the front where you'll find a pretty and long front garden. Our client has acquired granted planning permission to create driveway parking to the front too (planning ref: DM/24/2463).

Out & About...
Horsted Keynes is a quintessential village situated in the heart of the Sussex Weald, approximately five miles from Haywards Heath and ten miles from East Grinstead. The village is centred around the green and boasts two fantastic village pubs (The Crown and The Green Man), a village store for those every day essentials and a village church. St. Giles C of E Primary school enjoys an excellent reputation for children 5-11 years. The village is surrounded by glorious open countryside, ideal for dog walking and exploring. Ashdown Forest is just two miles distant and provides riding tracks.

Being a bustling village, Horsted Keynes has a real sense of community with several social groups and sports clubs for all ages and interests including tennis, cricket and fishing. The famous Bluebell Steam Railway is nearby at Sheffield Park, with one of the stops being the old Horsted Keynes station, and is 'one of the best family days out in Sussex'. More extensive facilities are available in nearby Haywards Heath including two superstores (Waitrose and Sainsburys), leisure centre and the mainline station which provides fast and regular commuter services to London (under 47 mins to Victoria/London Bridge), Brighton and Gatwick Airport.

The Specifics....
Title Number: WSX16504
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Plot Size: 0.20 acres
Available Broadband Speed: Superfast Fibre

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

NB - Anti Money Laundering
In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a small charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.