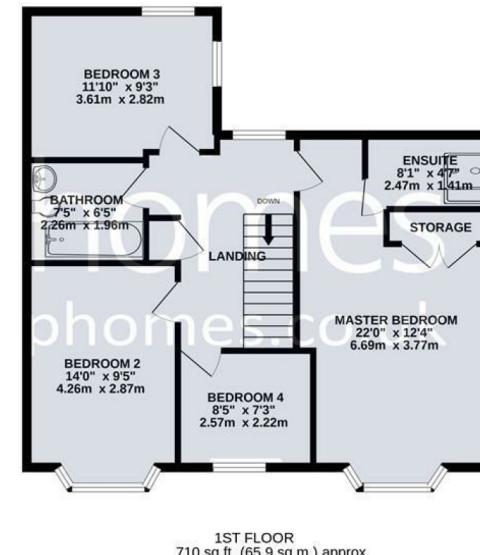
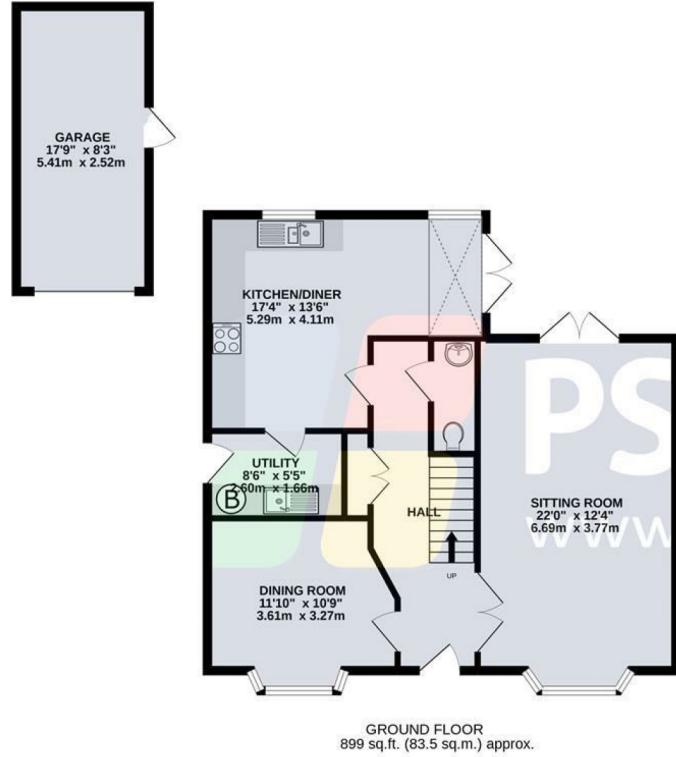




BRITISH  
PROPERTY  
AWARDS  
2019  
★★★★★

GOLD WINNER

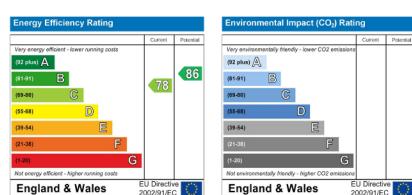
ESTATE AGENT IN  
HAYWARDS HEATH



AREA INCLUDING GARAGE = 1,609 SQ FT  
TOTAL FLOOR AREA : 1466sq.ft. (136.2 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
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20 The Hemsleys, Pease Pottage, West Sussex, RH11 9BX

Guide Price £650,000 Freehold

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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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## 20 The Hemsleys, Pease Pottage, West Sussex, RH11 9BX

### What we like...

- \* Best spot in the close with lovely open views over playing fields.
- \* Spacious, well-arranged accommodation that is great for a family.
- \* Village location with easy links to Handcross, Horsham, Crawley and Gatwick Airport.
- \* Beautifully landscaped garden - a real outside oasis.
- \* Parking for up to three cars and a detached garage.

### The House

This excellent, detached family home was built in 2007 by Crest Nicholson and enjoys an enviable position at the end of a close with open views over playing fields giving a real sense of space and openness, a real rarity with modern homes. Both internally & externally the house is offered for sale in excellent order throughout. The layout is spacious and well-arranged, spread over two floors and perfect for family life.

Upon entry you are welcomed by a central hallway, with double doors leading through to the inviting sitting room. This dual aspect room extends to over 20ft with a bay window and 'French' doors that open on to the garden. Just over the hall is the incredibly versatile second reception room. The current owners use this as a formal dining room but it could easily be used as a family room or large home office for those who work-from-home.

The spacious kitchen/breakfast room is a light, airy room, flooded with natural light with a glazed vaulted ceiling and doors on to the garden. There are a range of integrated appliances, recently laid flooring and the separate utility provides side access – perfect after a muddy dog walk!

There is also an understairs cloakroom.

On the first floor is the impressive master bedroom with its own modern en-suite, fitted wardrobes and a bay window with lovely open views. There are two further well-balanced double bedrooms and single fourth bedroom – each served by the family bathroom.

Further attributes include gas fired central heating with NEST smart system (new boiler in 2020), double glazed windows throughout and the excellent open view from all the front facing rooms. There are also going to be beautiful, bespoke plantation shutter blinds installed in June 2022.

### Step Outside...

The rear garden has been beautifully landscaped with two areas that provide a lovely spot for 'al-fresco' dining and outside entertainment. There is an expanse of level lawn, ideal for children to play and the raised beds are well stocked with a plethora of pretty plants & flowers. Once the sun goes down the external lighting creates a stunning ambience. The detached garage has power & lighting with storage space above. The driveway provides tandem parking for two cars and there is a further parking space to the front which neighbouring homes do not have.



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### Scope/Potential...

The large loft space provides potential for conversion to create an additional bedroom and bathroom. Any work would of course be subject to planning approval.

### The Location...

Pease Pottage is a popular village location and this home is located in the most favourable of locations on a quiet residential development. The village provides nearby countryside walks on your doorstep as well as playing fields, Black Swan pub/restaurant and Cottesmore Golf & Country Club. The nearby village of Handcross offers local amenities including butchers, grocery shop, pub, local shops, café, hairdressers, doctor's surgery, Nymans Gardens and highly regarded village primary school. The towns of Crawley and Horsham are both located approximately close by, which provides an extensive range of shopping, sporting and entertainment amenities together with the main line railway station with regular services to London Victoria and London Bridge and the South Coast via Horsham or Three Bridges mainline station. By car access to A23/M23 is within easy access with links to Brighton, Gatwick Airport, London and beyond.

Nearby primary schools include Woodgate Primary which opened in Pease Pottage in 2021 (formerly Warninglid Primary) and the highly regarded Handcross Primary (Ofsted: Good). Crawley offers a range of secondary schools including Thomas Bennett and Holy Trinity Secondary. Independent schooling nearby includes Handcross Park School which links into Brighton College.

### The Finer Details...

Tenure: Freehold  
Title Number: WSX313030  
Local Authority: Mid Sussex District Council  
Council Tax Band: F  
Broadband: Up to 80 Mbps (Superfast)



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