



**10 Dunlop Close, Sayers Common,  
Hassocks, BN6 9SL  
£525,000 Freehold**

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ESTATE AGENTS



# A Well Presented Three Bedroom Family Home, Tucked Away at the End of Dunlop Close. With A Garden that Extends Well Beyond the Property and has Huge Potential & Boasts Multiple Outbuildings.

## Situation

Sayers Common is a village in the Mid Sussex District of West Sussex. With Hurstpierpoint, it forms one of the Mid Sussex parishes. It is located less than two miles north-west of Hurstpierpoint and just over a mile to Hickstead. The Village of Henfield with its beautiful Highstreet of Independent shops and the larger Town of Burgess Hill are also only a short journey away.

Situated until the 1990s on the main London to Brighton road it has become a more popular residential village since being partially bypassed by the new A23 road but access is always a main feature with this ever popular Hamlet and those who need to commute. The Duke of York Public House is a firm favourite after a local walk in the Countryside.

## Description

A beautifully presented Three Bedroom Family Home, neatly tucked away at the end of this quiet close. Offering amazing Garden space, with secret areas, low level streams running under timber bridges and multiple outbuildings.

The property itself has been recently renovated, further enhancing the ability to move straight in. Once inside, the property has a fantastic flow and the ground floor is centralised around a feature log burning stove with wooden floors underfoot. The Kitchen has an elevated view of the rear garden and all of the individual areas.

Conveniently on the first floor there are three bedrooms, the main two are considered good sized doubles whilst the third is currently being utilised as a walk-in-wardrobe and dressing area. The Bathroom is finished in a neat tile splash back, complimenting the white matching sanitary-ware against the black bath-frame and brushed-brass fittings.

Other points worthy of a mention are downstairs W/C, plethora of outbuildings including Office, Garage, Workshop Snug and a Store.

This property has to be viewed to truly appreciate, not just the homely feel it exudes but the exceptional garden space that is beyond description!

## Property Information

Council Tax Band D: £2362.93 2025/2026

Utilities: Mains Gas and Electric. Mains water and Sewerage

Parking: Garage & Private Driveway

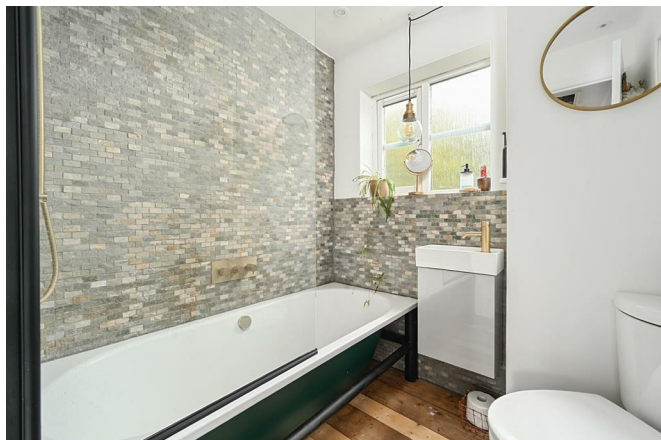
Broadband: Standard 4 Mbps, Superfast 80 Mbps (OFCOM checker)

Mobile: Variable/Good coverage (OFCOM checker)

## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







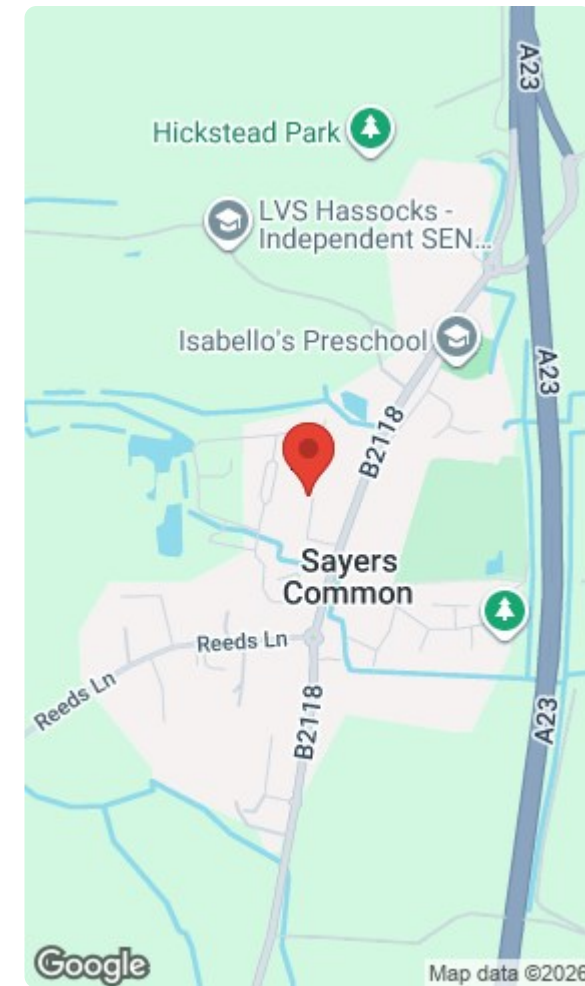


## Dunlop Close, BN6

Approximate Gross Internal Area = 73.5 sq m / 792 sq ft  
 Approximate Garage / Workshop Internal Area = 21.4 sq m / 231 sq ft  
 Approximate Outbuildings Internal Area = 36.7 sq m / 396 sq ft  
 Approximate Total Internal Area = 131.6 sq m / 1419 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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