



4 Wintergreen Way

LONDON ROAD | SAYERS COMMON | WEST SUSSEX | BN6 9ZQ

Chatt
estates

Situation

A recently built and contemporary styled 3 double bedroom detached house boasting flexible accommodation and a private south facing garden

Sayers Common village offers a range of amenities including an established village shop, church, public house and recreation ground. The larger village of Hurstpierpoint is a short drive away and with its bustling High Street offers an eclectic range of local shops and amenities. Hassocks is situated approximately 3½ miles away and provides regular mainline rail services to London. There are also a range of revered state and private schools locally.

Situated within a newly created, gated development of just 9 properties and built by a local award winning developer this spacious detached house boasts flexibility within its layout along with superb connections to Sussex and beyond with easy access to the main A23/M23 between London and Brighton. Reflecting the demands and needs of the more modern living there is a sizable open plan kitchen/breakfast/sitting room with bi-fold doors opening out on to the rear garden. The kitchen with 'Shaker style' units and stone worksurfaces has a range of integrated 'AEG' and Indesit' appliances. Flexibility comes in the form of a double bedroom/study on the ground floor serviced by a modern fitted shower room. It should be noted that there is underfloor heating to the whole of the ground floor. Stairs lead to the first floor where 2 large bedrooms reside along with a family bathroom. The master bedroom has a range of bespoke fitted wardrobes and an en-suite bathroom. Looking out over neighbouring farmland the garden is predominantly laid to lawn with a paved patio adjoining the rear of the property. A paved driveway at the side of the property provides parking for 3 cars.



Overview

Kitchen

- » Shaker style wall and base units
- » Inset 'AEG' 4 ring electric hob with extractor fan over
- » Integrated 'AEG' electric oven
- » Integrated fridge freezer
- » Integrated 'Indesit' dishwasher
- » Integrated 'Indesit' washing machine
- » Amtico flooring

Bathrooms

There are 2 bathrooms and a shower room over the 2 floors boasting modern fully fitted white suites including panelled baths, a fully tiled shower cubicle with wall mounted shower and glazed door, low level w.c. suites and wash hand basins.

Specification

- » Wall mounted gas fired 'Worcester' boiler
- » Underfloor heating to the whole of the ground floor
- » South facing rear garden

External

The property is approached via electronically controlled timber gates to the select development. A paved path leads to the front door flanked on one side by the front lawn. A paved driveway to the side of the property provides off street parking for 3 cars. Side access to the rear garden is via a timber gate where a paved patio adjoins the rear of the property to lawn.





Wintergreen Way, Sayers Common, BN6 9ZQ

Approximate Gross Internal Area
107.7 sq m / 1159 sq ft

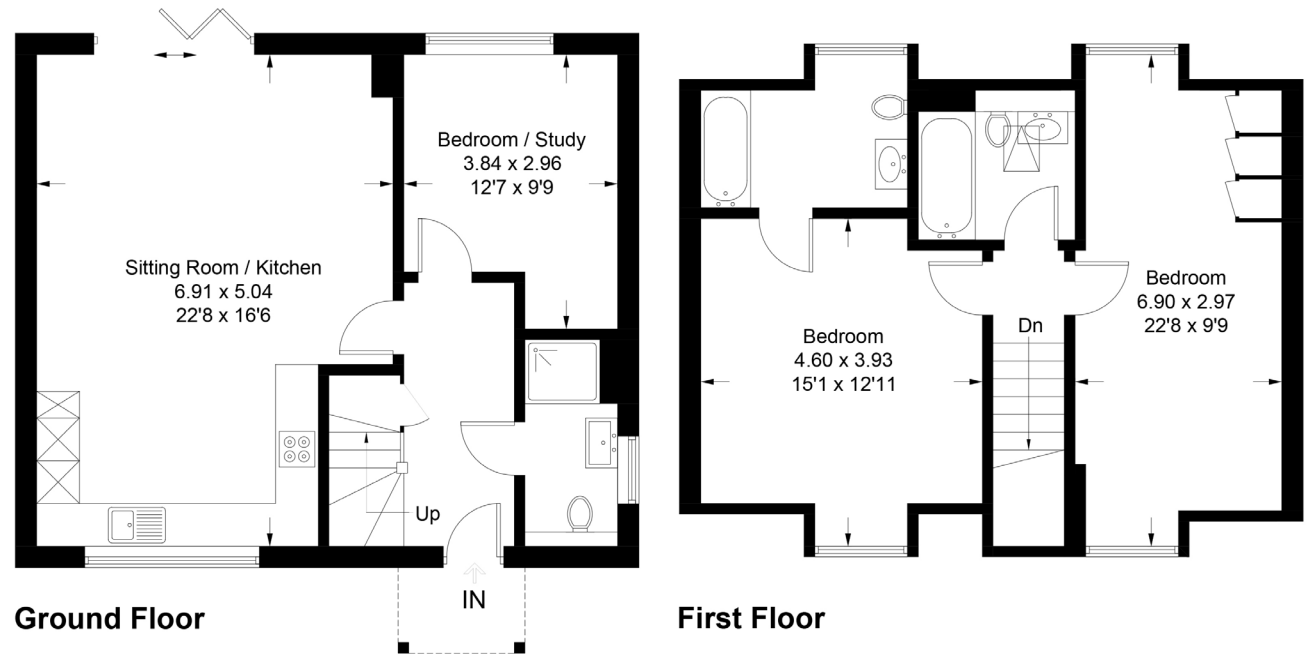


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2018

Transport Links from 4 Wintergreen Way

Hassocks Train Station	approx. 2.5 miles
Haywards Heath Train Station	approx. 7 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 1 miles
Brighton	approx. 10 miles
Gatwick Airport	approx. 20 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

chattestates.co.uk | 01273 844500

133 HIGH STREET | HURSTPIERPOINT | WEST SUSSEX | BN6 9PU

Chatt
estates