



**Myrtle Villa**  
Chapel Lane, Horsted Keynes, West Sussex, RH17 7AF



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**Guide Price £695,000 - Freehold**

An attractive 4 bedroom Victorian semi-detached bay fronted villa having been extended and refurbished over the years to provide a spacious and comfortable family home with modern facilities including a kitchen/breakfast room, an en-suite shower room to the main bedroom and a refitted family bathroom. Planning permission has also recently been granted (DM/22/3881) to provide an extension to the rear of the kitchen to form an open plan kitchen/dining/family room with doors into the garden. Features include a fine double reception room, a separate study/family room and a ground floor shower/cloakroom. Outside there is a gravel driveway providing ample parking, good size front & rear gardens and the main feature of the property is the lovely open views over the adjacent cricket field.

Pleasantly located in the heart of the village in a private lane, within a short walk of the village green with its local shop, post office, village hall, several public houses, well regarded primary school and the Parish church. Also nearby are many public footpaths and bridleways for the avid walker and an opportunity to explore the delightful surrounding countryside. The main town of Haywards Heath is about 5 miles distant and provides further shopping facilities and the main line station (London 47 minutes).

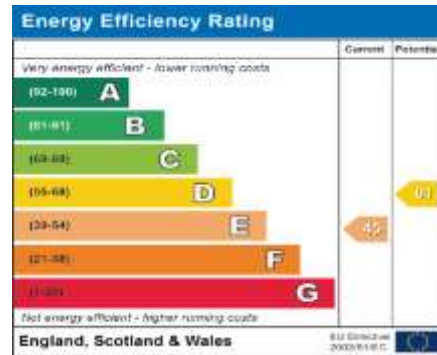






Approximate total area<sup>(1)</sup>  
 1343.12 ft<sup>2</sup>  
 124.78 m<sup>2</sup>

Reduced headroom  
 35.57 ft<sup>2</sup>  
 3.30 m<sup>2</sup>



(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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