



**23 Challoners**  
Horsted Keynes, West Sussex, RH17 7DU



**Mark Revill & Co**

## 23 Challoners

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Price £317,500 - Freehold

A well presented modern end of terrace house having been modernised and updated in recent years to include a refitted kitchen and bathroom and an external oil fired boiler. Features include 3 bedrooms, a spacious landing, a bright through sitting/dining room and double glazed replacement windows and doors throughout. Outside there is well tended rear garden which enjoys a favoured southerly aspect and features an Indian sandstone terrace and pathway and has a gate leading to a parking area to the rear.

Located within a few minutes walk of the village green with the local amenities including shop, several pubs, primary school and Parish church all close at hand. The main commuter town of Haywards heath is about 5 miles distant and provides comprehensive shopping facilities and the main line station with good access to London (Victoria & London Bridge 47 minutes). The immediate area has many public footpaths and bridle ways and provides a great opportunity to explore the delightful surrounding countryside.



**Covered Entrance Porch** Outside light point. Glazed front door to:

**Entrance Hall** Radiator. Staircase to First Floor with understairs storage cupboard. Telephone point.

**Sitting/Dining Room** 23'8" x 13'4" (7.21m x 4.06m) Stone fireplace. 2 radiators. 4 wall light points. TV aerial point. Double glazed replacement window and door to garden.

**Refitted Kitchen** 11'8" x 8'2" (3.56m x 2.49m) Fitted in modern white high gloss units comprising inset stainless steel sink unit with mixer tap, drawer and cupboards below. Further work surfaces with drawers and cupboards under. Inset Bosch electric hob with Zanussi oven below. Roll-out tall larder cupboard. Space for upright fridge/freezer. Fitted wall cupboards. Plumbing for washing machine. Double glazed replacement door to garden.

## First Floor

**Spacious Landing** Radiator. Hatch to roof space.

**Bedroom 1** 12'4" x 10'7" (3.76m x 3.23m) Radiator. Triple fitted wardrobe cupboard to one wall. Double glazed replacement window. Built-in linen/wardrobe cupboard.

**Bedroom 2** 11'2" x 10'8" (3.40m x 3.25m) Radiator. Double glazed replacement window.

**Bedroom 3** 9'0" x 6'5" (2.74m x 1.96m) Radiator. Double glazed replacement window.

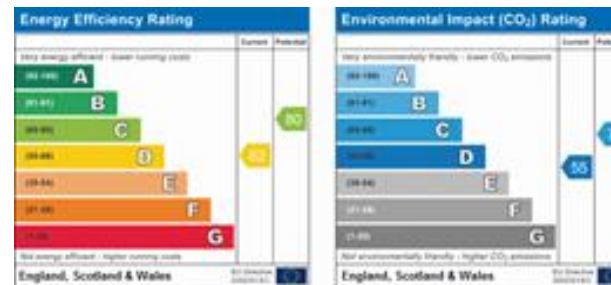
**Refitted Bathroom** White modern suite comprising enclosed panelled bath with fitted shower attachment and folding glass screen. Fitted wash hand basin with cupboards below. Low level wc. Ladder towel warmer. Fully tiled walls. Double glazed replacement window.

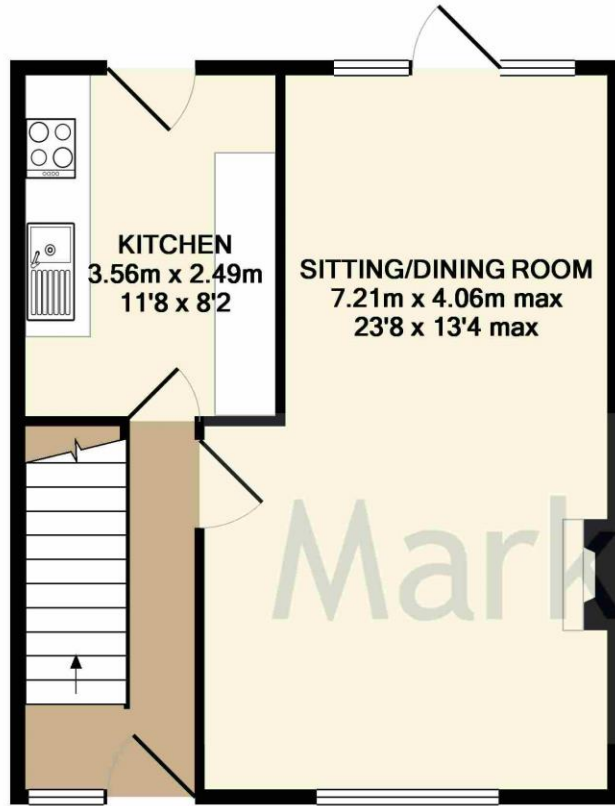
## Outside

**Front Garden** Laid to lawn with flower and shrub bed. Gate and wide side access to:

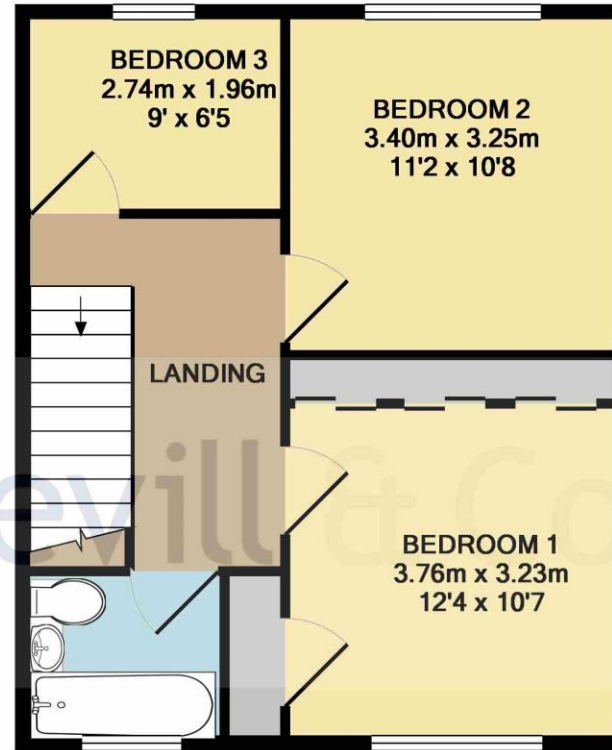
**South Facing Rear Garden** Attractive Indian sandstone terrace. Area of lawn edged with flower and shrub beds. Paved area to the side of the house with external oil boiler and storage tank. Electric sun canopy. Gate and rear access to parking area. Outside water tap.

**Car Parking** There is a residents and visitors parking area to the rear of the property.





GROUND FLOOR  
APPROX. FLOOR  
AREA 42.7 SQ.M.  
(459 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.9 SQ.M.  
(461 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.5 SQ.M. (921 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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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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