



Rixons Close, Horsted Keynes, West Sussex, RH17 7

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Price £385,000 - Freehold

A well presently individual 2 bedroom detached bungalow which has been updated in recent years to include a modern kitchen, a refitted shower room and the installation of uPVC soffits and fascia's. Other benefits include oil central heating and double glazing. Outside the property is approached via a gravel driveway providing parking and turning for 3-4 cars. The gardens lie mainly to the front and sides with a useful conservatory overlooking the side garden. There is scope to build a garage or extend the property if required (subject to planning permission).

Located in a tucked away position close to the centre of the village with the local amenities including general store, several pubs, primary school and Parish church all close at hand. The village of Lindfield and Haywards Heath are a short drive away and provide further shops and leisure facilities as well as the main line station (London 47 minutes).



Glazed front door to:

Entrance Hall Parquet flooring. Radiator. Telephone point. Hatch to roof space. Fitted airing cupboard.

Sitting Room 15'0" x 10'6" (4.57m x 3.20m) Double aspect. Parquet flooring. Stone open fireplace. Radiator. TV aerial point. Double glazed replacement windows.

Kitchen 10'10" x 9'5" (3.30m x 2.87m) Refitted in modern cream units comprising work surface with inset one and a half bowl sink unit with mixer tap with cupboard, integrated fridge and slimline dishwasher below. Further work surfaces with drawers and cupboards under. Integrated freezer. Plumbing for washing machine. Electric cooker with hob and double oven below. Fitted wardrobe cupboards. Radiator. Roll-out tall larder cupboard. Part tiled walls. Double aspect. Double glazed replacement windows and door to side.

Bedroom 1 12'10" x 11'1" (3.91m x 3.38m) Double aspect. Radiator. Double wardrobe cupboard with mirrored sliding doors. Double glazed replacement windows.

Bedroom 2 10'9" x 9'5" (3.28m x 2.87m) Radiator. Double glazed replacement window.

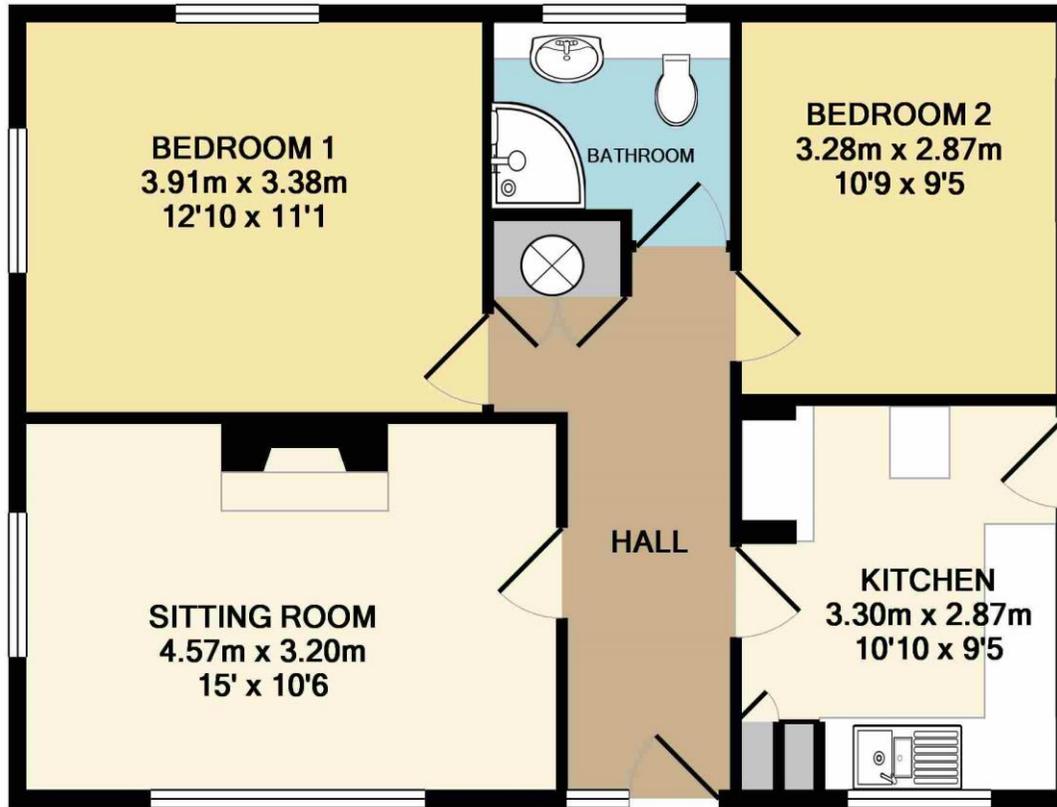
Refitted Shower Room White suite comprising corner shower enclosure with fitted shower unit in tiled surround and curved glass doors. Low level wc. Fitted wash hand basin with cupboards below. Heated towel rail. Tiled floor. Fully tiled walls. Shaver point. Double glazed replacement window.

Outside

Conservatory 10'0" x 10'0" (3.05m x 3.05m) Dwarf brick walls and double glazed units. Double doors to garden.

Gardens Gravel driveway with parking and turning area for 3 - 4 cars. Space for garage if required. Area of lawn edged with flower and shrub beds. Fully enclosed by timbered fencing, trees and hedging offering seclusion. Area of garden to the side with scope for extension if required (STPP). External oil boiler.

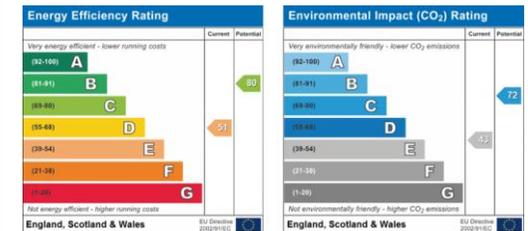




TOTAL APPROX. FLOOR AREA 57.5 SQ.M. (619 SQ.FT.)

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.

42 High Street
 Lindfield
 West Sussex, RH16 2HL
 01444 484564
 lindfield@markrevill.com

