



Challoners
Horsted Keynes, West Sussex, RH17 7



Mark Revill & Co

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Guide Price £319,950 - Freehold

A 3 bedroom semi detached house offering well-proportioned family accommodation with benefits including a sitting, separate dining room, kitchen, cloakroom and a bathroom on the first floor. The property further benefits from double glazed windows throughout and night storage heating. Outside there is a garage to the rear of the property and additional parking, a useful brick built store (which could be converted to a home office), and a pleasant rear garden with terraced seating area, being fully enclosed by timber fencing.

Occupying a quiet residential location, the property is close to open countryside and yet within a short walk of the popular village centre with its local shops, amenities, church and primary school. Ashdown Forest is within a short drive offering horse riding schools and numerous walks. Lindfield and Haywards Heath offering more comprehensive shopping and leisure facilities are about 5 miles away.



Double glazed replacement front door to:

Hall Wood laminate flooring. Staircase to first floor with under stair storage area. Door to:

Cloakroom Suite comprising low level wc and wash hand basing. Double glazed replacement window.

Sitting Room 12'9" x 12'6" (3.89m x 3.81m) A bright room with wood laminate flooring. Double glazed replacement window. Opening to:

Dining Room 10'0" x 8'8" (3.05m x 2.64m) Wood laminate flooring. Double glazed sliding patio door to rear garden. Door to:

Kitchen 10'10" x 10'0" (3.30m x 3.05m) Double aspect. Long fitted work surface with inset stainless steel sink unit with mixer tap. Drawers, cupboards and plumbing below for washing machine. Fitted wall cupboards. Further work surfaces with space under for appliances. Space for 'Range' style cooker with extractor above. Tiled flooring. Double glazed replacement window and door to outside.

First Floor

Landing Built in airing cupboard. Double glazed replacement window.

Bedroom 1 13'0" x 8'10" (3.96m x 2.69m) Storage recess. Double glazed replacement window.

Bedroom 2 12'6" x 10'0" (3.81m x 3.05m) Built in storage cupboard. Double glazed replacement window.

Bedroom 3 9'5" x 6'7" (2.87m x 2.01m) Built in storage cupboard. Double glazed replacement window.

Bathroom Suite comprising panelled bath, low level wc and wall mounted wash hand basin. Double glazed replacement window.

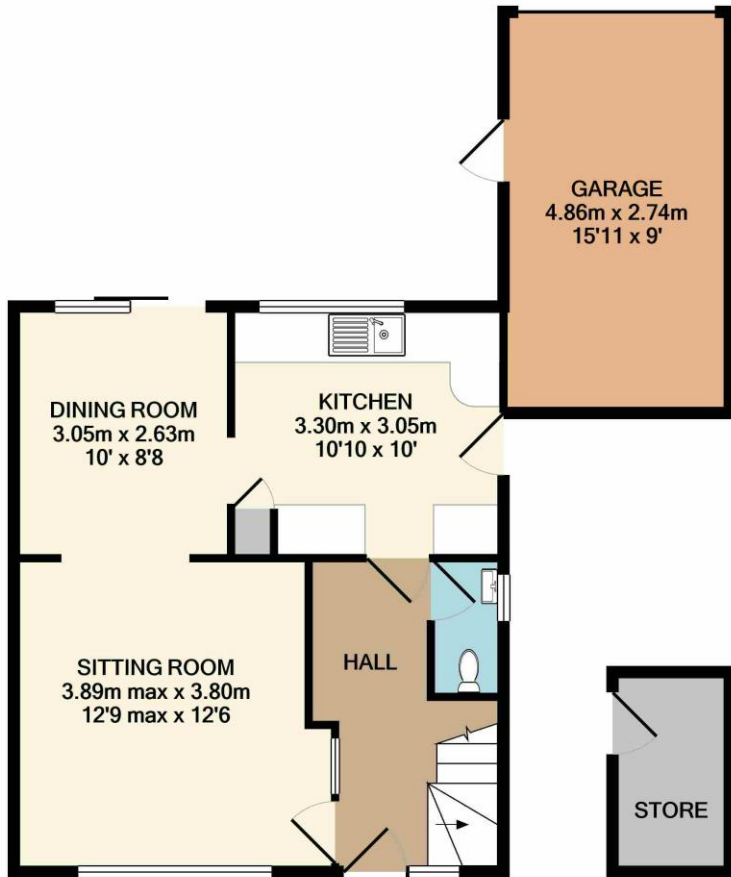
Outside

Garage 15'11" x 9'0" (4.85m x 2.74m) Up and over door. Access door to rear garden. The garage is approached by a driveway providing off road parking.

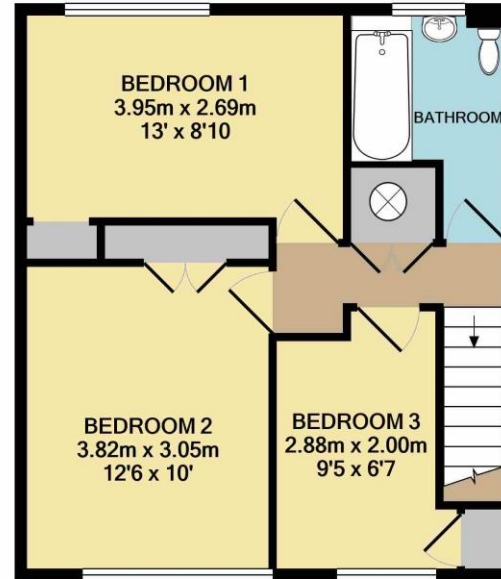
Front Garden Area of lawn with mature hedging to front boundary. Area to the side of the property with Brick Built Store, with the potential to convert to a home office (subject to the necessary consents being obtained).

Rear Garden Laid to paved terrace and gravelled borders for ease of maintenance. Raised shrub borders. Fully enclosed by timer fencing.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 81.6 SQ.M. (878 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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