



**Ashgrove Cottages**  
The Green, Horsted Keynes, RH17 7



## Ashgrove Cottages

The Green, Horsted Keynes, West Sussex, RH17 7

Guide Price £285,000 - Freehold

An opportunity to acquire a 2 double bedroom Victorian cottage requiring comprehensive modernisation and improvement. The accommodation consists of a sitting room, kitchen/breakfast room and first floor bathroom. The property has the benefit of double glazed windows throughout and electric heating. There is a pleasant garden to the rear of the property with area of lawn, brick paved terrace and 2 brick built stores, and one shared in the outbuilding. The property is brought to the market with the advantage of vacant possession.

Located in the heart of the popular village with the local amenities including general store, several pubs, primary school and parish church all close at hand. The town of Haywards Heath is about 5 miles distant and provides comprehensive shopping and leisure facilities as well as the main line station with good commuter access to London (Victoria and London Bridge 47 minutes). The village is surrounded by open countryside with an abundance of footpaths, providing a natural venue for outdoor pursuits.





Part glazed timber front door to:

**Entrance Porch** Coat hanging space. Glazed panelled door to:

**Sitting Room** 11'10" x 11'0" (3.61m x 3.35m) Feature open fireplace with brick surround and tiled hearth. Telephone point. Wall mounted electric heater. Double glazed replacement window. Door to:

**Kitchen/Breakfast Room** 9'1" x 9'1" (2.77m x 2.77m) Work surface with inset stainless steel sink unit and mixer tap with drawers and cupboards below. Plumbing for washing machine. Space for further appliance. Wall mounted cupboards. Space for table and chairs. Electric heater. Turned staircase to first floor with under stair storage cupboard. Double glazed replacement window and door to rear garden.

### First Floor

**Landing** Staircase to second floor. Door to:

**Bedroom 1** 11'10" x 11'1" (3.61m x 3.38m) Telephone point. Electric heater. Double glazed replacement window.

**Bathroom** Suite comprising panelled bath with mixer tap and shower attachment, low level wc and pedestal wash hand basin. Electric heater. Fitted airing cupboard. Double glazed replacement window.

### Second Floor


**Bedroom 2** 13'8" x 10'8" with skellings (4.17m x 3.25m) Double glazed replacement window.

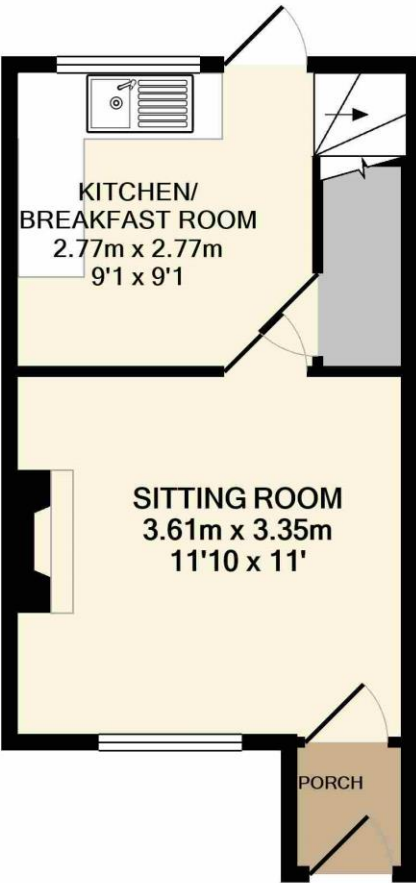
### Outside

**Front Garden** Landscaped for ease of maintenance with brick wall and timber fenced boundaries.

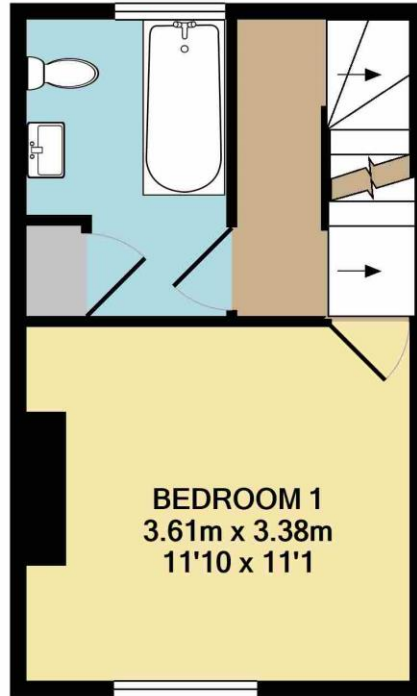
**Rear Garden** Brick paved terrace adjoining the rear of the property. Area of lawn (**NB** please note that the area of lawn belonging to No.2 extends as far as the planters positioned on the lawn - with the lawn to the rear belonging to next door. 2 private brick built stores and one shared within the outbuilding shown in the picture.



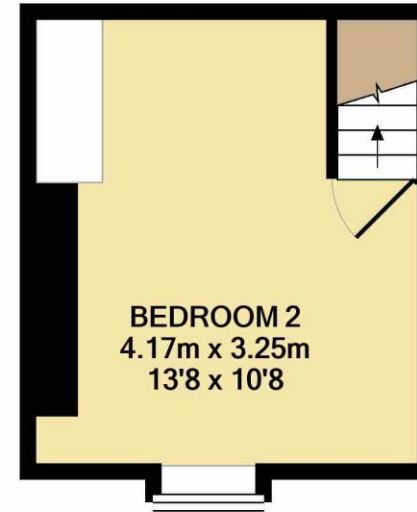
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	11	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



GROUND FLOOR  
APPROX. FLOOR  
AREA 23.7 SQ.M.  
(255 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 21.8 SQ.M.  
(234 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 14.4 SQ.M.  
(155 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.8 SQ.M. (644 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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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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