



BADGERS



BADGERS
Reeds Lane
Sayers Common
Nr Hassocks
West Sussex BN6 9JG

Guide Price: £595,000 – Freehold

Entrance hall • Large sitting room • Dining room • Study
Kitchen • Separate wc • Utility room
Principal bedroom with en suite shower room
2 further double bedrooms • Family bathroom
Garden • Garage • Covered side passage
Summer house
Off street parking
Village Community Shop within easy walking distance
NO ONGOING CHAIN

DESCRIPTION

A spacious three bedroom family house, believed to have been built about 40 years ago and in the same ownership for about the last 25 years. The accommodation is spacious but is now in need of some updating and modernisation. The front door opens into an entrance hall, with staircase to one side and with doors to, a study, cloakroom, a good size double reception room with fireplace and French doors opening onto the garden and doors to the dining room. Also off the entrance hall is the kitchen, fitted with a range of wall and base units etc and with a door to the utility room which in turn gives access to the covered side passage. Doors at each end give access to the front and rear gardens.

On the first floor there is a landing with doors to the main bedroom with an en suite shower room ensuite, two further bedrooms and a family bathroom.

Outside, the property is approached through the front garden via a gravel driveway with areas of lawn and mature shrubs and trees. The single garage is of brick construction and has an up and over door.





At the rear, the garden is mostly laid to lawn with mature borders and shrubs, and an area of paving at the rear of the house. There is a summer house at the bottom of the garden.

LOCATION AND AMENITIES

Sayers Common is a village in the Mid Sussex District of West Sussex just off the A23 and just south of the famous All England Jumping Course at Hickstead. The area is renowned for its excellent choice of both state and independent primary and secondary schools, with Hurstpierpoint College (3.4 miles), Burgess Hill Girls (5 miles), Lancing College (14 miles) and Steyning Grammar School (11.6 miles).

The local Village Community Shop is a short walk from Badgers and the lovely old ancient town of Henfield is less than 5 miles away, ideal for every day needs with a Budgens supermarket and small independent butchers and grocers. For larger shops and supermarkets, Burgess Hill and Haywards Heath are less than 15 minutes away with the vibrant city of Brighton, just 10 miles away. For the keen walkers, access to the South Downs Way, can be found just over 6 miles away at Devils Dyke, with a huge choice of bridleways and footpaths to choose from locally. There is an excellent selection of highly regarded public houses within a short distance of Sayers Common and for the golf enthusiasts, the Singing Hills Golf Club is a mere 3 miles away.



The mainline station at Hassocks (3.6 miles) has a fast service in to London Victoria that takes less than one hour. Central London via the A23 is about 44 miles. Gatwick airport is an easy drive of approximately 20 minutes (17.3 miles), traffic dependent.

SERVICES

Mains gas, electricity and water. Mains drainage. Central heating and hot water via a gas fired boiler.

EPC Rating E (59)

COUNCIL TAX

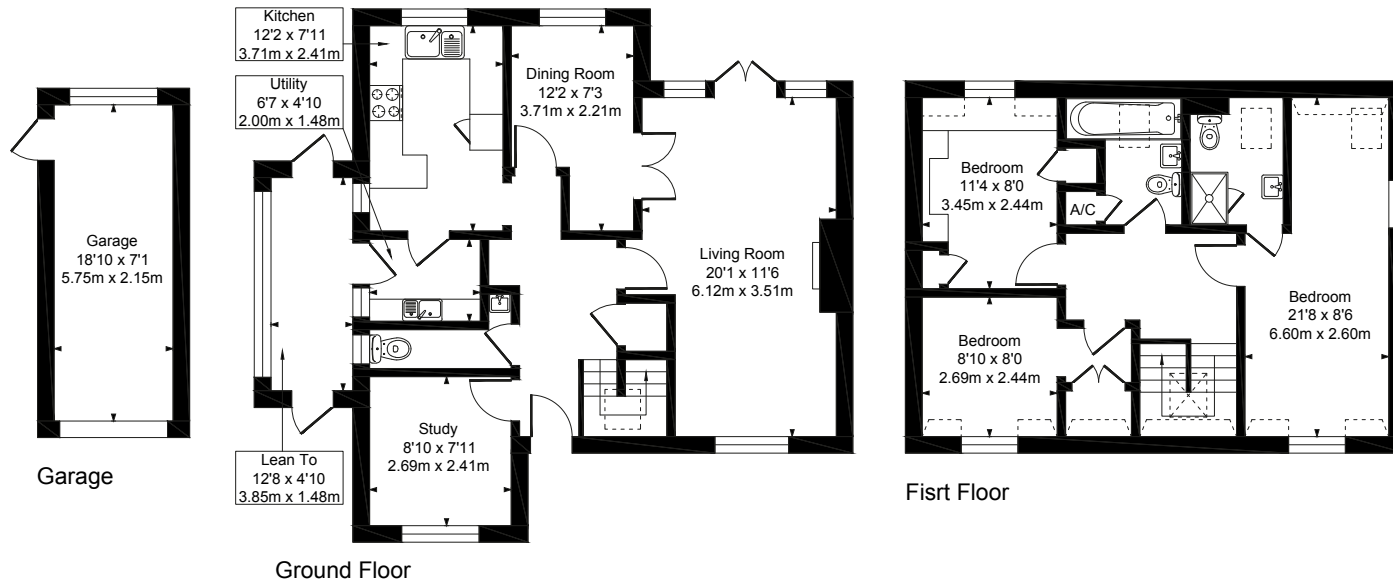
£2,504.46 per annum for the year 2022/2023 – Mid Sussex District Council

Sayers Common, West Sussex

Approximate Gross Internal Area = 120.3 sq m / 1296 sq ft

Garage = 12.2 sq m / 132 sq ft

Total = 132.6 sq m / 1428 sq ft



DIRECTIONS

From the A272 and at the Bolney roundabout take the slip road in a southerly direction on to the A23. After 1.9 miles take the B2118 exit towards Hurstpierpoint/Sayers Common, after 0.1 miles continue onto Mill Lane. At the next roundabout take the 1st exit staying on the B2118. At the next roundabout take the 2nd exit onto Reeds Lane, after approximately 0.2 miles and opposite Meadow View you will find the entrance to Badgers.

VIEWING

Strictly by appointment with the sole agent
RH & RW Clutton - 01342 410122



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