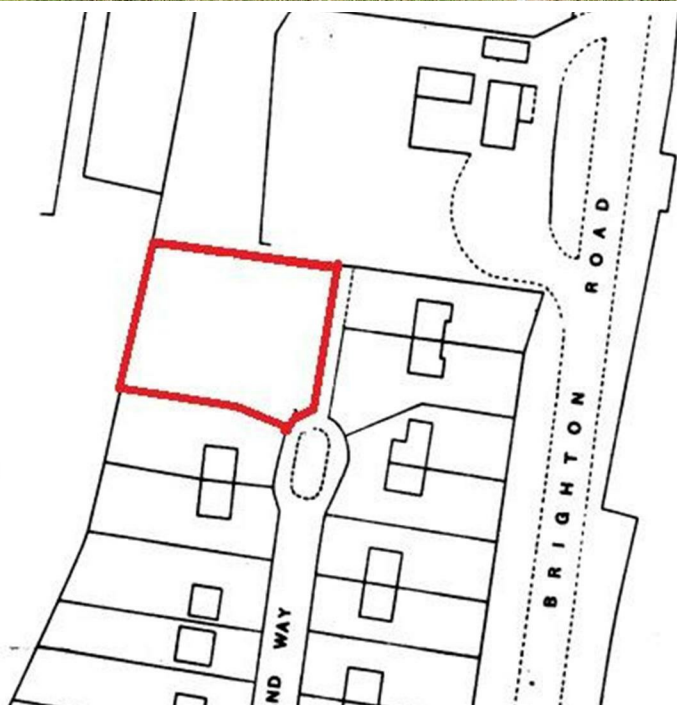




**6 Bed
House - Detached
located in Furzeland Way Sayers
Common**



11 Furzeland Way
Sayers Common
Hassocks
BN6 9JB



Currently arranged as a 6 bedroom detached house with the accommodation in brief; six bedrooms and two shower rooms on the first floor. The ground floor has a lounge and dining room to the front of the property, with a kitchen breakfast room and family room to the rear. There are two sun rooms off the family and kitchen breakfast rooms, overlooking and leading out to the rear garden.

Outside, the garden is mainly laid to lawn and level. There are two garages, one being a double with store room above and forming part of the house, while the other is detached and is a single.

Situated in a peaceful cul-de-sac location, near the heart of the village and parish church. The local primary school is easily reached, whilst the convenient location provides ready and easy access to the A23 London to Brighton road. The village of Hurstpierpoint provides for most day to day shopping requirements and the main line railway station at Hassocks is approximately three and a half miles. Brighton and Gatwick Airport can be easily reached by car.

Asking Price £1,400,000

This double plot, formerly two semi-detached residences, offers several opportunities and can be sold off as two individual semi-detached properties or as a single 6 bedroom detached residence. It can also be demolished, giving way for the possibility to build multiple new properties. This would be subject to Planning Permission being obtained and buyers would need to make their own enquiries, as there is currently no application lodged. Located at the head of the close, the property is approached via a gated driveway.



11 Furzeland Way, BN6 9JB

Approximate Gross Internal Floor Area = 179.41 sq m / 1931 sq ft
Garage Area = 63.73 sq m / 686 sq ft
Total Area = 243.14 sq m / 2617 sq ft

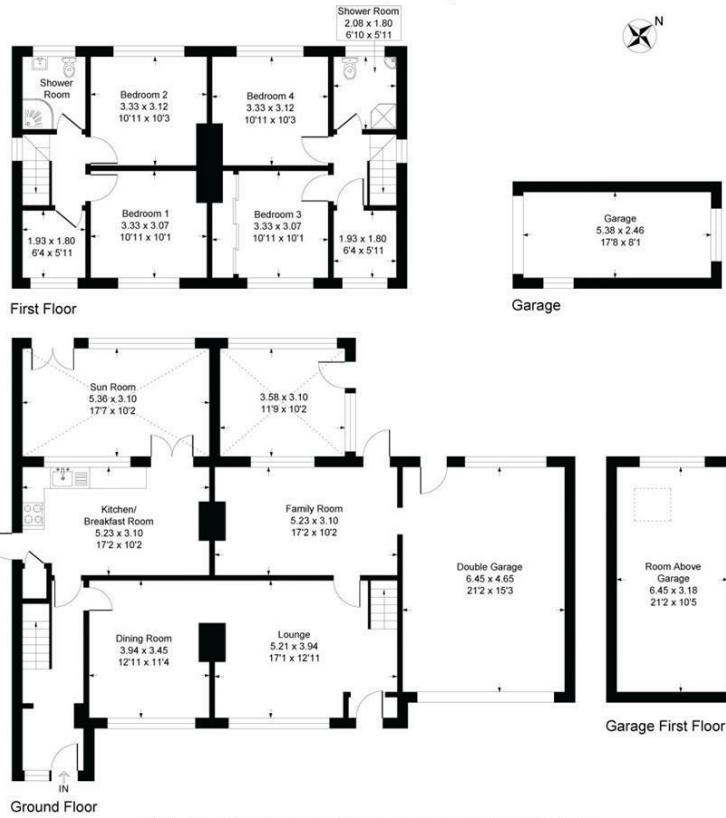


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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