



8 The Wyshe, Pyecombe, BN45 7FB

£450,000

A three bedroom semi detached house boasting panoramic views over the South Downs National Park and on the South Downs Way



**MANSELL
McTAGGART**
Trusted since 1947

8 The Wyshe

Pyecombe

Considered to require some updating and enjoying excellent extension potential as has been the case in several neighbouring properties and subject to any necessary consents.

Offered for sale with vacant possession and no onward chain

- 70' long front garden
- Downstairs cloakroom/wc
- Kitchen with white Shaker style units
- Sitting room with tiled fireplace
- Three first floor bedrooms (two doubles and a single)
- Shower/wet room
- 60' long rear garden with greenhouse, shed & brick built store
- Off street allocated parking space
- Views over South Downs National Park
- Council tax band D – Energy performance rating E



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Description. An entrance porch and uPVC double glazed front door opens into the hall, with stairs rising to the first floor, an understairs storage cupboard, doors to all ground floor rooms and a door out to the rear garden. The cloakroom is fitted with a white low level w.c. A double aspect kitchen is fitted at both eye and base level with a range of white Shaker style units having contrasting Granite effect worktops, there is space for a cooker and for a tall fridge/freezer. The sitting room has a tiled fireplace, picture rail and a uPVC double glazed window to the front elevation.

On the first floor, the landing has a window with far reaching views, a built in storage cupboard and a hatch to the loft space. Bedroom one is a double room with an outlook over the front elevation. Bedroom two is also a double room and enjoys a double aspect, there is a built in airing cupboard. Bedroom three is a good sized single room with stunning views to the rear elevation up to the Pyecombe Golf Course in the distance. The shower/wet room is part tiled and includes a modern Mira shower unit.

Outside, the property sits back from the lane behind a long predominantly lawned front garden. The rear garden measures 60' in length with a patio and large expanse of lawn, there is a timber garden shed, greenhouse and a brick built storage cupboard.



Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

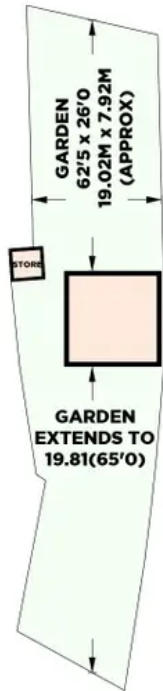


APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / STORE)

843 sq ft / 78.3 sq m

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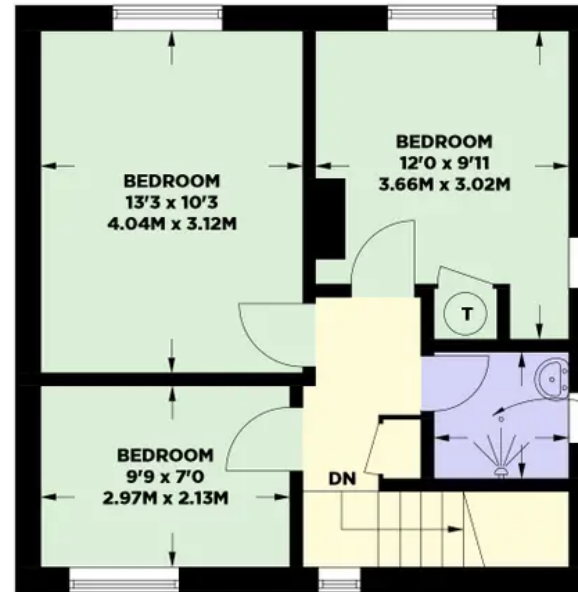
891 sq ft / 82.8 sq m



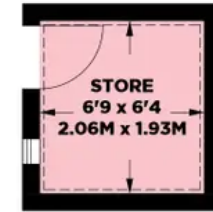
Site Plan



Ground Floor
421 sq Ft / 39.1 sq M



First Floor
427 sq Ft / 39.7 sq M



Store
43 sq Ft / 4.0 sq M
 (NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)

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 Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.



**Certified
Property
Measurer**

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display