



64 Nightingale Way, Sayers Common, BN6 9HP

£375,000

A two bedroom end of terrace house with driveway and car port for two cars, a larger than most plot of rear garden with several raised beds is being offered as a vacant possession with no onward chain. There is approximately 9 years remainder of NHBC guarantee.



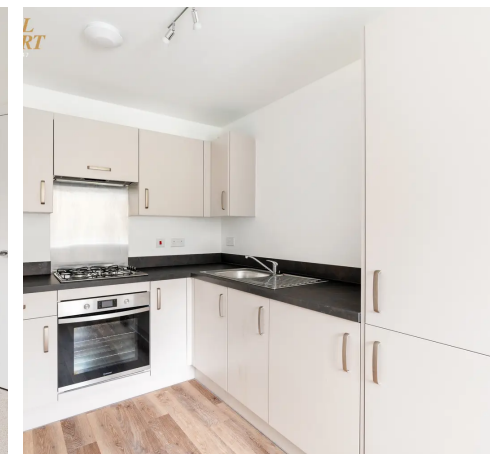
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64 Nightingale Way

Sayers Common

The house is situated opposite woodland on the far edge of the development. The front door leads into the hallway with doors leading to all downstairs room, a staircase to the first floor and a hallway cupboard housing the fuse board and internet point with space for storage. The kitchen/diner contains an integrated fridge/freezer, washing machine, electric oven, four ring gas hob with extractor hood overhead, a stainless steel sink with draining board and a number of eye & base level storage units/drawers and a uPVC double glazed window to the front elevation looking over the woodland. The lounge is situated at the rear and has a number of power sockets and TV point. There is a uPVC double glazed window with fitted roller blind and uPVC double glazed French patio doors leading into the rear garden. Off the hallway is also a downstairs cloakroom with w/c, basin, radiator and extractor fan.

Up the stairs to the landing are doors leading to all upstairs room and a large storage cupboard with hanging rail. Bedroom one is a large double situated at the front with a large uPVC double glazed window overlooking the front elevation and woodland. There is a cupboard housing the Ideal Logic Combi ESPI 30 boiler and space for storage. Bedroom two is also a double with a uPVC double glazed window overlooking the rear garden. The bathroom is a 3 piece suite with w/c, basin, vanity unit and bath with separate shower taps for the overhead shower and glass screen with an extractor fan for ventilation.



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Outside, the rear garden has a patio area with a shed for storage, an area for lawn and several raised beds. There is a gate in the garden for side access leading to the car port and driveway for two cars. There is a Project EV ChargePoint fitted to the side of the house. There are also two nearby visitor parking spaces for guests.

- Two double bedroom end of terrace house
- Car port & driveway for two cars
- EV Charging point
- Kitchen/diner with integrated appliances
- Lounge with French patio doors to rear garden larger than other plots
- Downstairs w/c
- 3 piece bathroom suite with shower over bath
- Approximately 9 year remainder of NHBC
- Vacant possession with no onward chain
- Council tax band D, Energy performance rating B

Sayers Common is a small popular village to the north/west of Hurstpierpoint, very conveniently placed for the A23 for those needing easy access to Brighton, Gatwick Airport and London.

Sayers Common has an excellent community village shop and good primary schools in nearby Twineham and Albourne. The village of Sayers Common is surrounded by open countryside which is interspersed with public footpaths and bridleways linking with neighbouring districts.

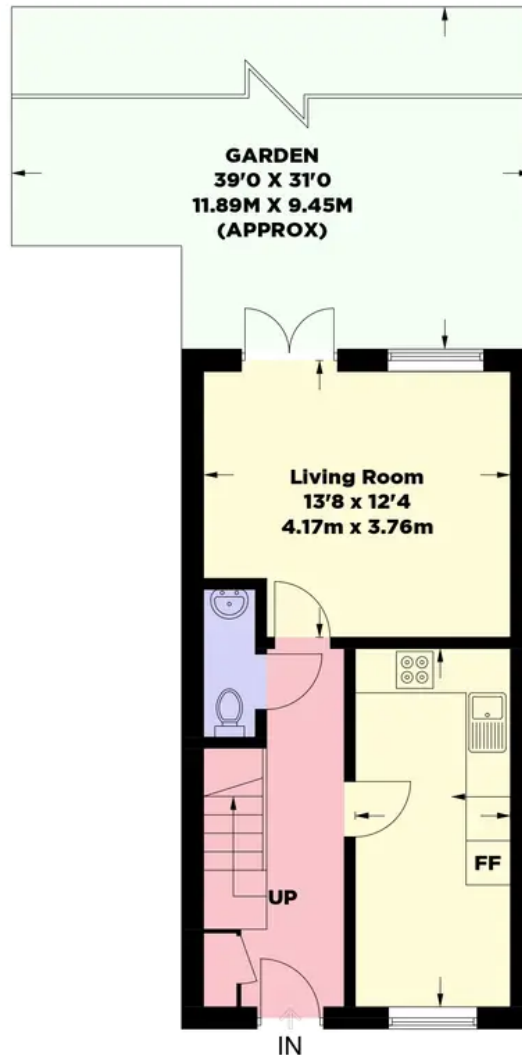


64 NIGHTINGALE WAY



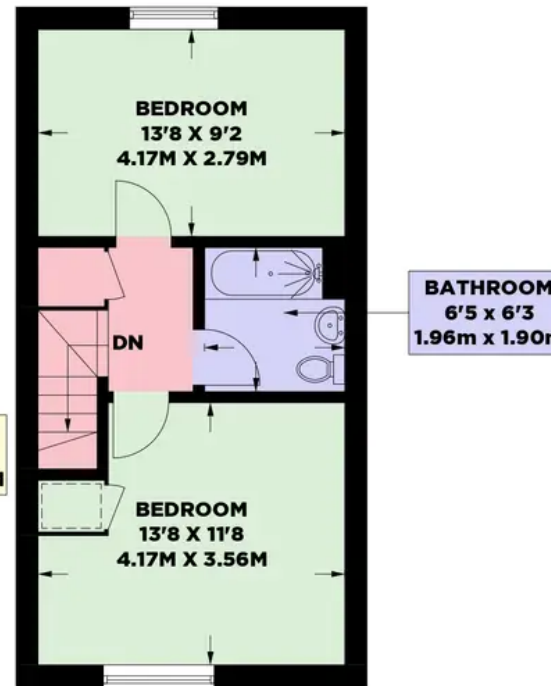
APPROXIMATE GROSS INTERNAL AREA

771 sq ft / 71.7 sq m



Ground Floor
387 sq Ft / 36.0 sq M

= REDUCED HEADROOM BELOW 1.5M / 5'0



First Floor
384 sq Ft / 35.7 sq M

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

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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 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.

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