



38 Nightingale Way, Sayers Common, BN6 9HP

This immaculately presented two bedroom semi-detached house is situated in the increasingly popular village of Sayers Common, built by Linden homes in 2022 the house still has a remainder of eight years NHBC building warranty.

In Excess of
£375,000



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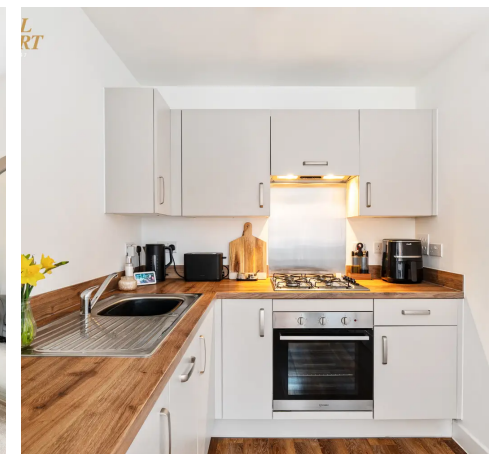
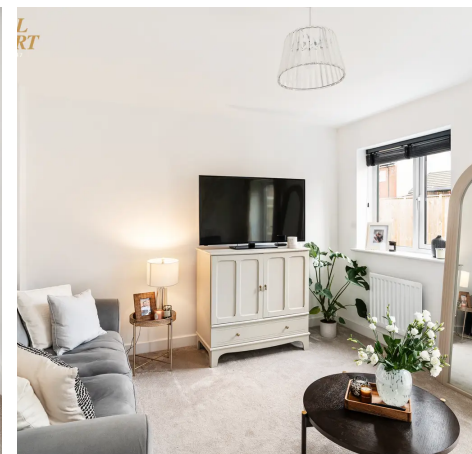
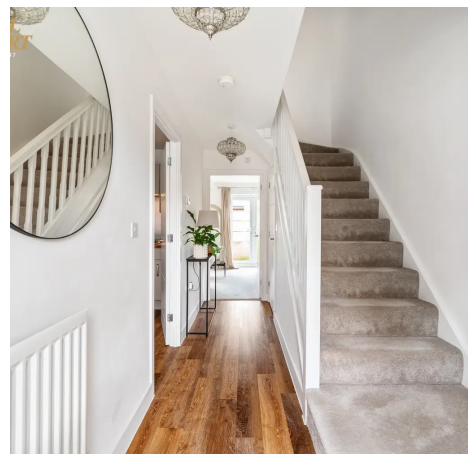
38 Nightingale Way

Sayers Common

The house would suite first time buyers or someone looking to downsize. Sayers Common has a local village shop as well as its own pub restaurant and has easy access to the A23 making it good for commuting to Brighton or Gatwick and beyond. Internal viewing is highly recommended.

This extremely well presented two bedroom house built in 2022 by Linden Homes comprises of the following specification, an entrance hall with Karndean flooring, a meter cupboard and a downstairs WC as well as a generous Kitchen dining room with integrated appliances including fridge freezer, oven and grill, dishwasher, washing machine, and four ring gas hob with over head extractor. The living room has French doors onto the rear garden. On the first floor there is a landing with loft hatch and an airing cupboard, both bedrooms are of generous proportion the front of which has a useful cupboard housing the Logic combi boiler, the modern tiled family bathroom has a bath, shower, sink and WC.

Outside the rear garden has two good size patio areas and a large lawned area with side gate access to the drive which can accommodate off road parking for two cars and has an electric car charging point. The property is UPVC double glazed throughout and has gas central heating.



38 Nightingale Way

Sayers Common

- Two bedroom semi-detached house
- Off road parking for two cars
- Double bedrooms
- Quiet location
- Rear garden with two patio areas
- Kitchen diner
- Family bathroom
- Well presented
- Service charge: £375.00 per year (last year's price).
- EPC: B, Council tax: D

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.

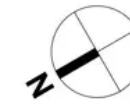
DIRECTIONS From our offices in Hassocks village proceed along the Keymer Road heading West through the Stonepound Crossroads, on through Hurstpierpoint High Street, over the mini roundabout and on to the traffic lights, turn right onto the London Road (B2118), follow the road through to Sayers Common and after the Reeds Lane roundabout turn left onto Goldcrest Drive and follow the roads left leading to Nightingale Way.



38, NIGHTINGALE WAY

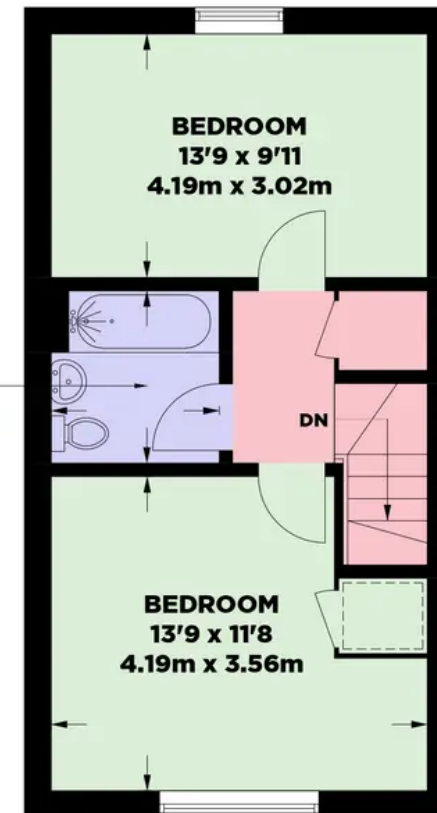
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
777 sq ft / 72.2 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
786 sq ft / 73.0 sq m



Ground Floor
395 sq Ft / 36.7 sq M

BATHROOM
6'5 x 6'3
1.96m x 1.90m



First Floor
391 sq Ft / 36.3 sq M

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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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Measurer**

- 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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