



## 18 Dunlop Close, Sayers Common, BN6 9SL

£650,000

This well presented detached four bedroom family home is situated in a quiet close location in Sayers Common, the close has its own play area for small children making the property ideal for a young family. Sayers common has great access to the A23 making useful for links to Gatwick Airport. Internal viewing is recommended.



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Sayers Common, Hassocks

The entrance hall has 'Karndean' flooring as well as an alarm system and understairs cupboard with two useful power points. The following rooms all lead off the entrance hall. There is a large office with a good amount of built in storage, a through living room with a feature open fireplace with twin doors that can be shut off from the dining room and conservatory areas, the dining area has some integrated storage and a large conservatory which has French doors onto the rear garden. The modern fitted kitchen has a selection of wall and floor mounted units, 'Bosch' double oven and grill with four ring gas hob, further single oven with integrated grill, integrated dishwasher and fridge freezer, under lighting, built in wine rack and a separate utility room with a selection of built in cupboards and space for a washing machine and fridge as well as a downstairs WC and door leading onto the rear garden.

On the first floor, the landing has a loft hatch and boiler cupboard with a 'Worcester' combi boiler fitted in 2019. Four bedrooms three with built in cupboard space, the large master bedroom has an ensuite shower room. Outside the rear garden has a large patio area ideal for entertaining or family use which leads onto a lawned area with a tree and borders with various plants. From the back patio there is also a single door access to the garage and a gated side passageway to the front of the house. The front of the house has paved walkways and lawned areas with various plants, off road parking for two cars in front of the garage which has an up and over door with power and lighting.





# 18 Dunlop Close

Sayers Common, Hassocks

- Four bedroom detached house
- Quiet location
- Garage and own driveway
- En suite shower room from the master
- Well presented
- Large conservatory
- Modern fitted kitchen
- Separate utility with downstairs WC
- Office room
- EPC: TBC Council tax: F

LOCATION 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. Nearby Hurstpierpoint (approximately one and a half miles away) has a bustling High Street with numerous shops, stores and restaurants, public houses, a health centre and leisure facilities. Hassocks lies approximately three miles away where there is a mainline railway station (linking with London and Brighton) and a good secondary school. Haywards Heath and Burgess Hill town centres both offer extensive shopping facilities and excellent rail links (Haywards Heath to London Bridge or London Victoria both approximately 47 minutes), including the Gatwick Express.



# 18 DUNLOP CLOSE

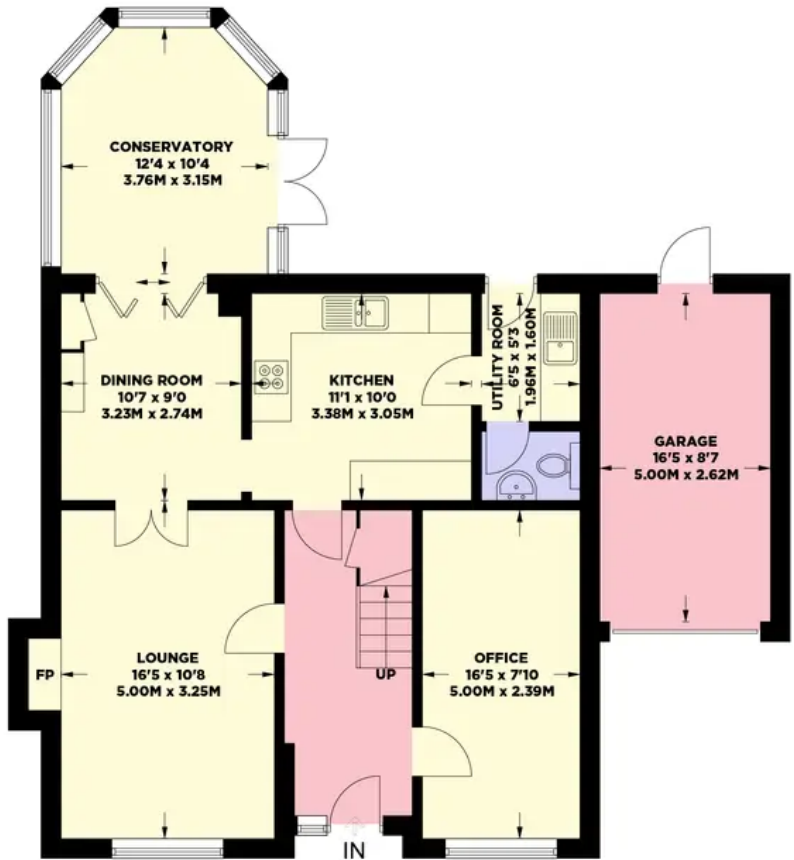


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING GARAGE)

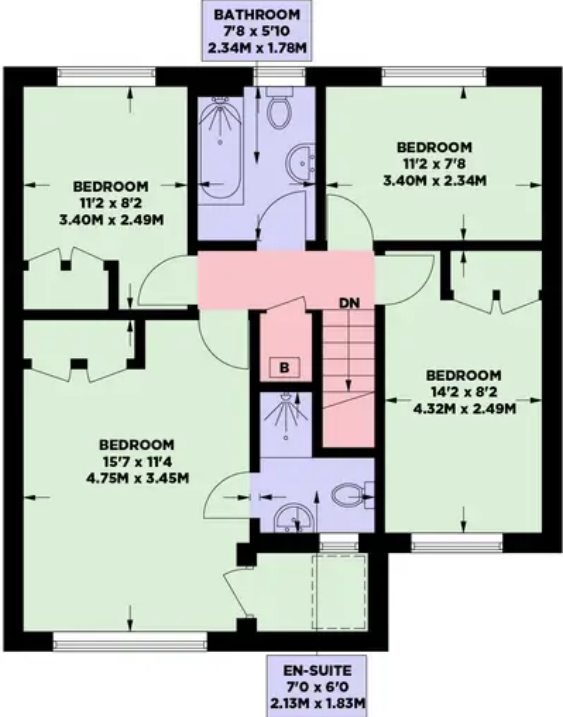
**1500 sq ft / 139.4 sq m**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)

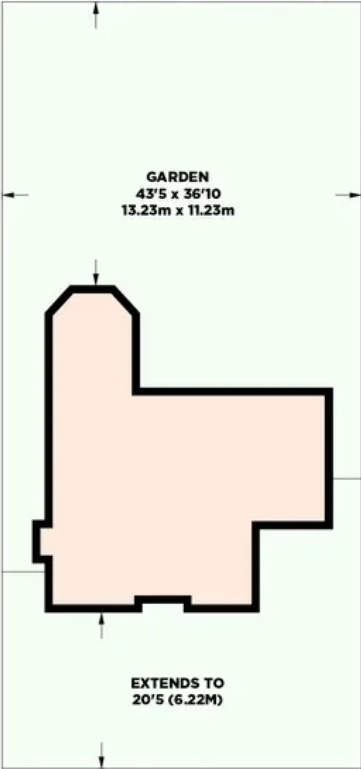
**1641 sq ft / 152.5 sq m**



**Ground Floor**  
**851 sq Ft / 79.1 sq M**



**First Floor**  
**663 sq Ft / 61.6 sq M**



**Site Plan**

© Mansell McTaggart 2024  
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, figures, fittings shown is an approximate interpretation for illustrative purposes only.

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