



13 Rixons Close, Horsted Keynes, West Sussex, RH17 7EE

Guide Price £360,000 Freehold

Mansell McTaggart Lindfield



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PLEASE WATCH VIEWING VIDEO

A tucked away 2 Double Bedroom terrace house with 100' South West Facing Rear Garden and offered for sale with NO CHAIN

Situated in the heart of this sought after Mid-Sussex village walking distance of local pubs, shop, school and open countryside

The accommodation comprises:

- Canopy - front door into **Entrance Hall** stairs to first floor, high level consumer units
- **Sitting Room** fireplace, glazed display cupboard, heater and front window
- Full width **Kitchen / Breakfast Room** fitted range of units at eye and base level, worksurfaces, sink unit, space and plumbing for domestic appliances, linen cupboard, deep understairs storage cupboard, window and door to garden
- First Floor: **Landing** loft hatch and electric heater
- **2 Double Bedrooms**
- **Bathroom** fitted white suite, enclosed bath, low level WC, wash basin, mirror fronted medicine cabinet, part tiled walls and opaque rear window
- **Driveway Parking** for 2 vehicles and room to enlarge, if required. (Frontage: 48' x 17')
- **South West Facing rear Garden** (100' x 26') external power, water tap, shaped lawn, shed, timber fencing with side gate
- Electric heating and uPVC double glazed windows and external doors



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EPC Rating: E and Council Tax Band: C

LOCATION

The property occupies a central position close to the village Green and a stone's throw of all amenities including the village store, The Crown and Green Man public house/restaurants, sports and social club plus Church. Horsted Keynes is surrounded by picturesque countryside, interspersed by footpaths and bridleways linking with the neighbouring districts, villages and the Ashdown Forest.

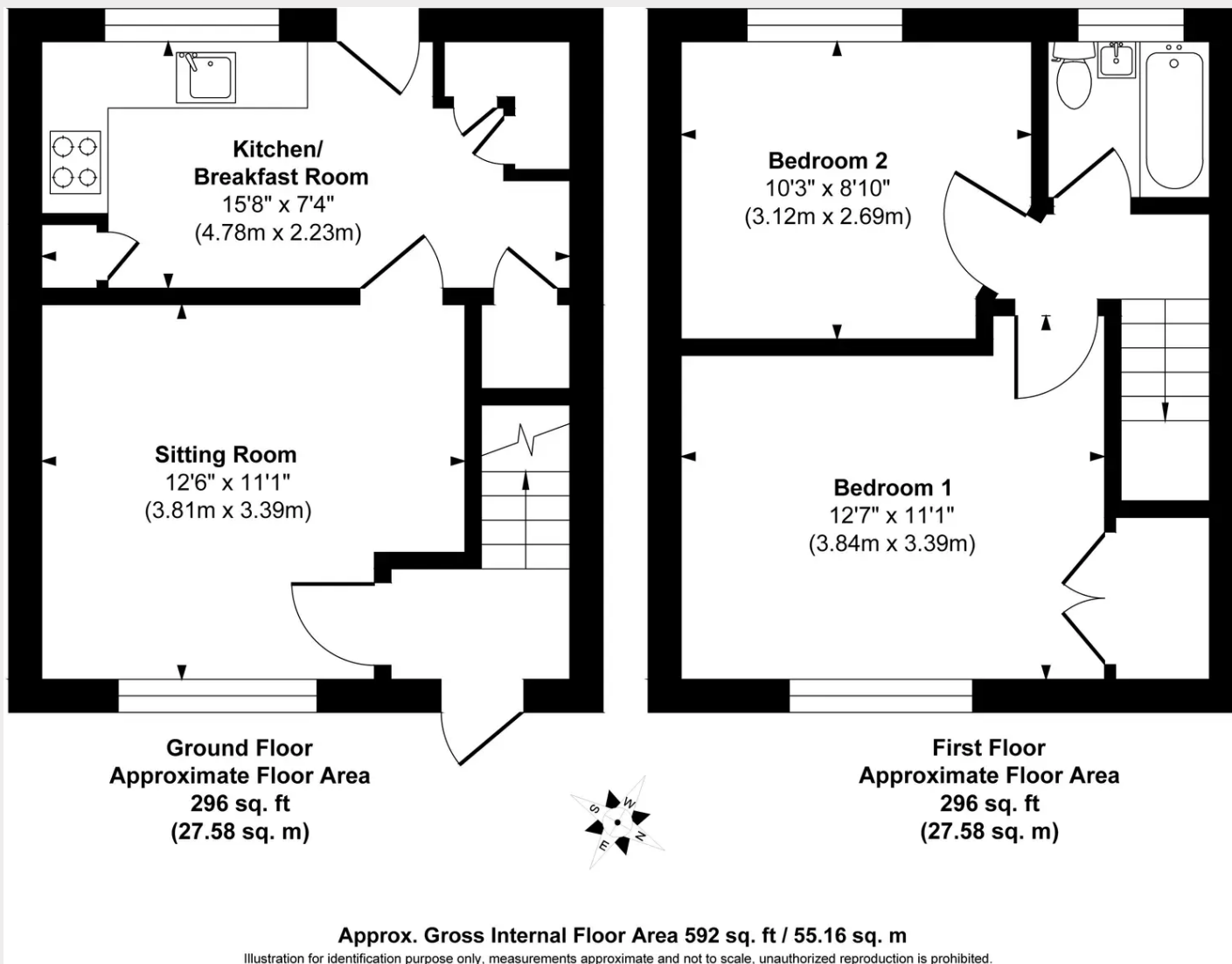
SCHOOLS

St Giles Primary School (0.4 miles), Oathall Community College Secondary School (4.1 miles). The area is well served by excellent independent schools including Cumnor House, Great Walstead, Ardingly College and Burgess Hill School for Girls.

STATION

Haywards Heath mainline railway station (4.6 miles). Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





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