



Home Platt, Sharpthorne

Offers in Region of **£500,000**

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Home Platt

Sharpthorne, West Sussex

This stunning three bedroom, detached family home, resides within a quiet cul-de-sac in the quaint and quiet village of Sharpthorne. The current owners have improved the property over their ownership and offers 1252sq ft of versatile living accommodation arranged over two floors.

The accommodation briefly comprises: storm porch; reception hallway with under stair storage; downstairs cloakroom with low-level WC and wash hand basin; open plan living/dining room with a log burning stove and patio doors leading to the rear garden; fitted kitchen with under floor heating, a range of wall and base level units, integrated fridge and dishwasher, sink and drainer, double ovens, electric hob, breakfast bar and a view into the garden; utility room with a door leading to the rear. A second utility area in the converted portion of the integral garage with wall units and space for a freezer completes the ground floor.

The first floor comprises: spacious landing with access to the loft above; master bedroom with a view to the front aspect; double guest bedroom overlooking the rear garden; small double guest bedroom outlooking to the front aspect. A family bathroom with a low-level WC, wash hand basin, bath and seperate shower plus an airing cupboard, concludes the accommodation.





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Externally, the property further benefits from driveway parking for multiple vehicles and leads to the partially converted integral garage. The secluded and secure rear garden is mostly laid to lawn with a raised patio abutting the rear of the property all being accessed via a timber gate.

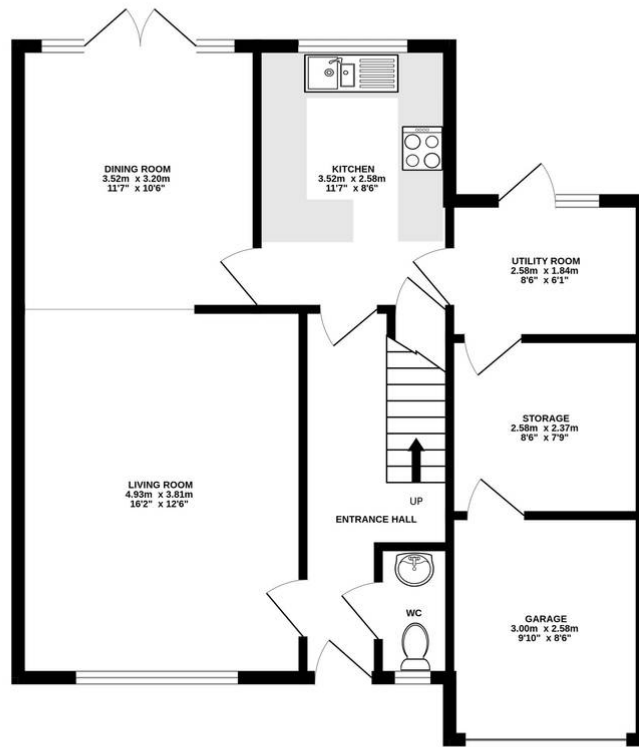
Council Tax band: E

Tenure: Freehold

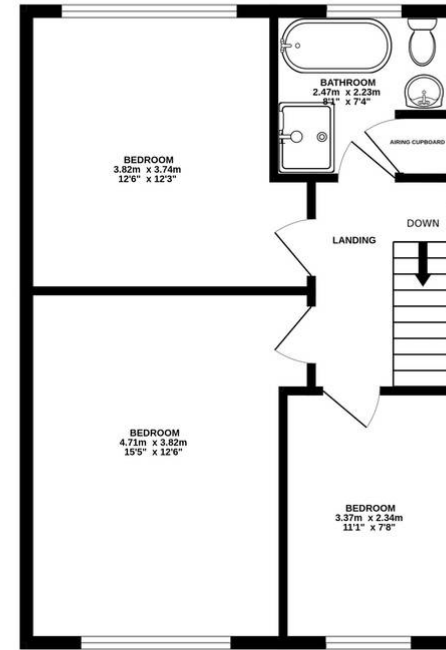
- Detached family home
- Three bedrooms
- Open plan living/dining room
- Modern fitted kitchen
- Private rear garden
- Part converted garage
- Utility room
- Driveway parking
- Quiet cul-de-sac location
- Quaint village location



GROUND FLOOR
67.5 sq.m. (726 sq.ft.) approx.



1ST FLOOR
48.9 sq.m. (526 sq.ft.) approx.



TOTAL FLOOR AREA : 116.3 sq.m. (1252 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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