



## 3 Berrylands Cottages London Road, Sayers Common, BN6 9HX

£585,000

This immaculately presented three bedroom extended semi detached house is situated in Sayers Common, with good access to the A23 and good road links to Brighton, Gatwick and London. Internal viewing is highly recommended to appreciate the quality of the property.



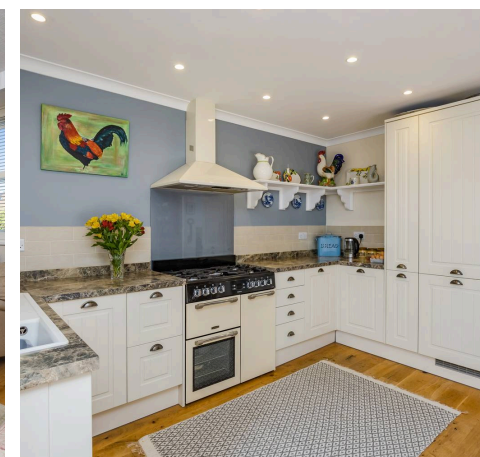
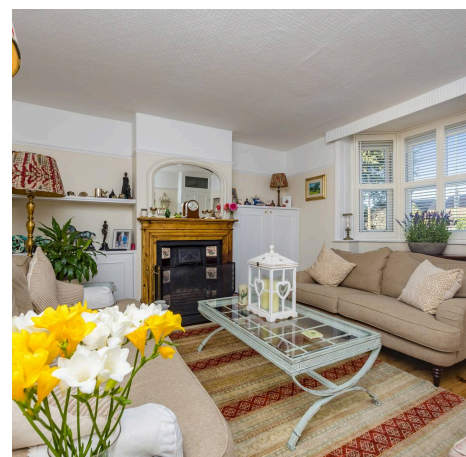
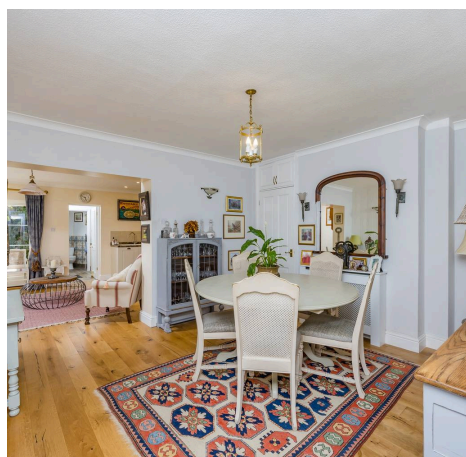
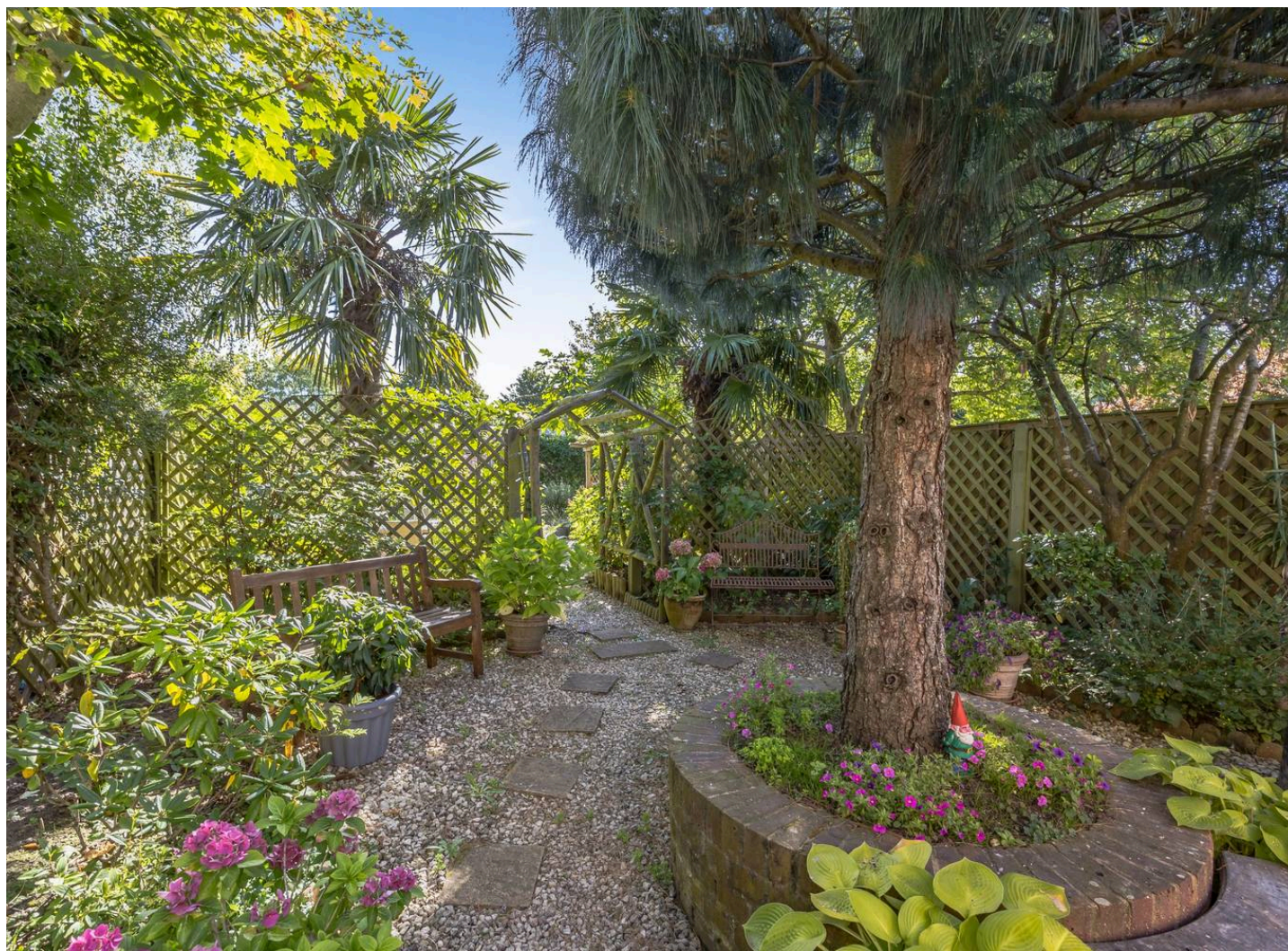
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Sayers Common

A wonderfully improved and extended Victorian semi detached home situated in the village of Sayers Common (part of the parish of Hurstpierpoint). Everyday needs are available at the local Community Shop which is located a few metres down the road, stocking a surprisingly wide variety of items. Access to the larger village of Hurstpierpoint is within about 1.5 miles where a wider range of local facilities is available. Primary schooling is nearby at Albourne CEP School and St Lawrence CEP School in Hurstpierpoint. Many miles of open countryside can be accessed from the village and the A23 leading on to the M23 and M25 is only a few moments in the car. Gatwick is less than 20 minutes away and also Brighton is 15 minutes down the road.

One cannot fail to be impressed by this charming home. The present owner has undertaken a substantial 2 storey extension, which certainly is not apparent at first arrival. However, unlike so many extensions that are carried out, there is a real 'nod' to its former Victorian character. The new windows have been kept in character and delightful French doors have been used from the extended kitchen to the picturesque garden.



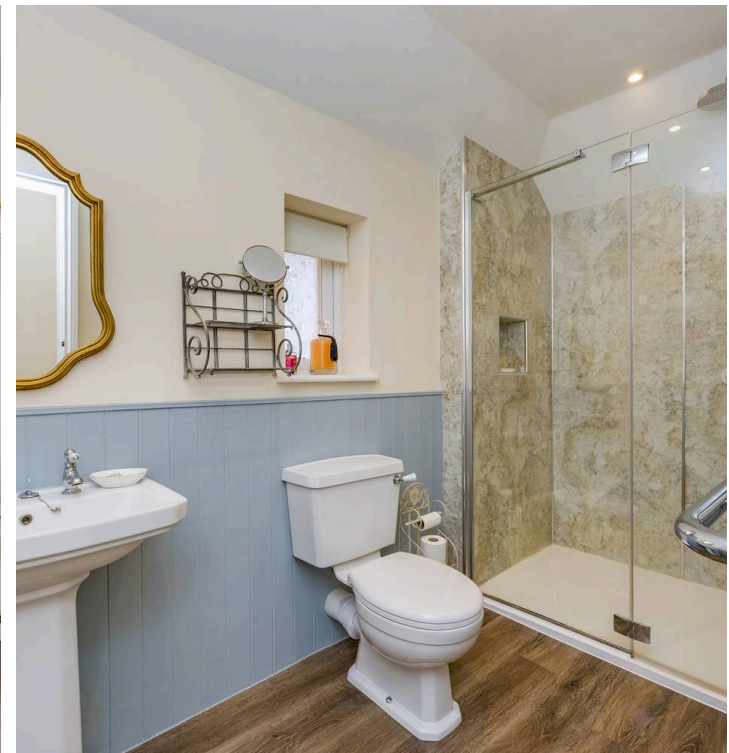
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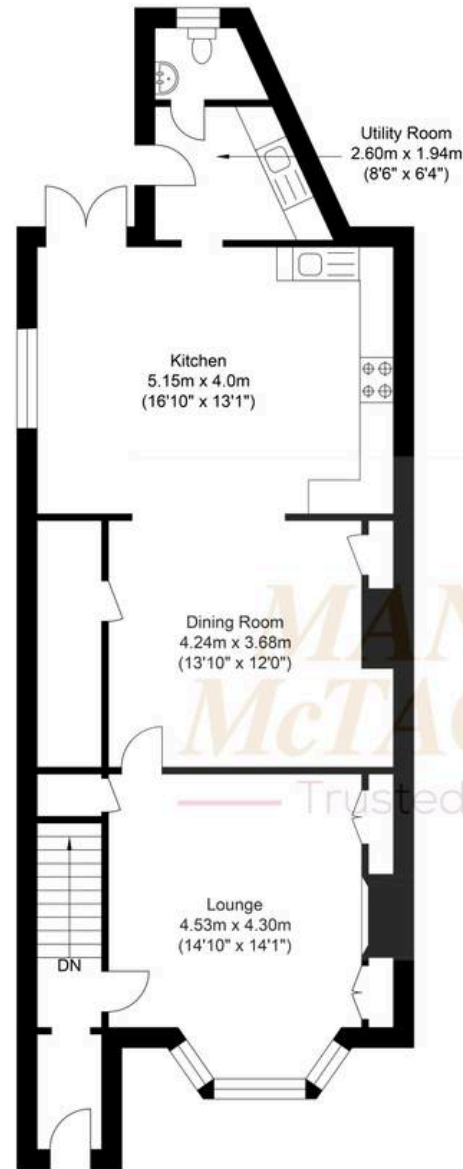
Sayers Common

The colour schemes are mellow yet neutral and on the ground floor there is engineered oak flooring throughout. The sitting room has a purpose built cupboard keeping the tv out of view if preferred. Other fitted cupboards throughout provide more than enough storage. The wide dining room opens seamlessly to the well crafted kitchen which features some appliances and includes a range style cooker. There is also a carousel unit and full height retractable spice rack. Within this extended area there is plenty of space for lounging and informal dining. To the rear is a separate utility room, cloakroom and access door to the garden.

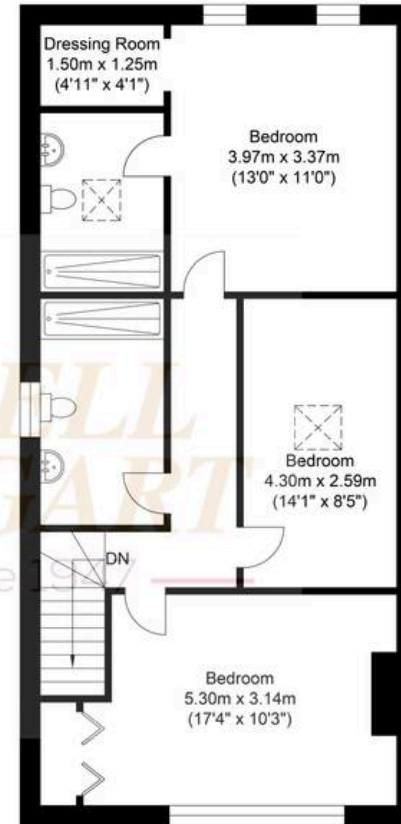
Upstairs, there is a beautiful master bedroom suite with ensuite shower room/WC and a walk in wardrobe area. 2 Further double bedrooms are served by another similar shower room/WC with feature 'retro' style heated towel rail/radiator.

- Beautifully Presented Character Home
- Character Features Retained
- Open Plan Kitchen & Living Area
- Family Shower Room/WC
- Off Road Parking
- Improved & Extended By Present Owner
- Wonderful Landscaped Garden
- Master Bedroom Suite
- Ground Floor Utility Room & Cloakroom
- Council Tax: D, EPC: C





Ground Floor  
Approximate Floor Area  
764.77 sq ft  
(71.05 sq m)



First Floor  
Approximate Floor Area  
664.02 sq ft  
(61.69 sq m)

Approximate Gross Internal Area = 132.74 sq m / 1428.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



