



£365,000

Massey Close, Thakeham, West Sussex

kw **MARTIN**
LUNDY-LESTER



Massey Close, Thakeham, West Sussex, RH20 3GZ

This well proportioned two double bedroom house is situated in the popular village of Thakeham, with all local amenities within easy reach.

Larger than expected, the property features more than 900sq ft of well presented living space within a cul-de-sac of similar homes. There are two allocated parking spaces right outside the front door, plus visitor parking nearby. The light and airy kitchen feels smart, with plenty of storage and meal preparation space. There is a useful downstairs cloakroom / wc. The full width lounge / dining room looks out across the low maintenance rear garden, with patio seating area, astro turf lawn and gated access to the rear - useful for wheelie bin storage. Both bedrooms are really good sizes and the bathroom is very well appointed.

Built around 2018 and with the balance of the ten year warranty remaining, the property is situated on the edge of the village, the recreation ground, playparks, preschool and shop / cafe are all very close by, along with the village hall and local vets. Wonderful walks will be found almost from the doorstep, including to The White Swan pub, about half a mile away. Thakeham Primary School is less than five minutes away by car, with older children catching the school bus to The Weald or to Steyning Grammar.

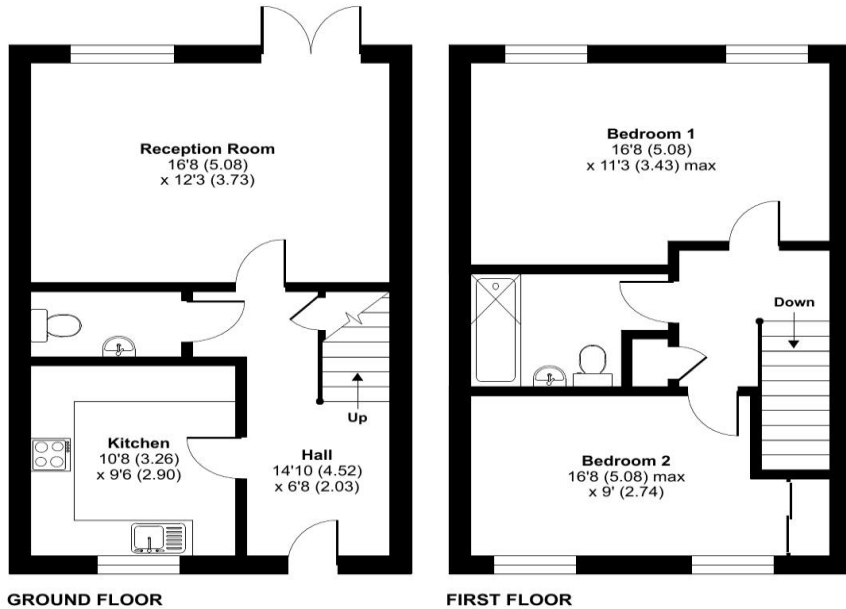
Please note that an application has been made to develop the former mushroom farm directly behind the property into a residential development in keeping with the local environment.





Massey Close, RH20

Approximate Area = 922 sq ft / 85.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Lundy-Lester Ltd. REF: 1202608



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.