



**MANSELL
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10 Hamsland, Horsted Keynes, West Sussex, RH17 7DX
Guide Price £550,000 Freehold

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PLEASE WATCH VIEWING VIDEO

A spacious and highly versatile 2 Double Bedroom, 2 Bath/Shower Room detached chalet bungalow. Excellent opportunity for extension / alteration (STPP) situated in a sought after Mid-Sussex village backing onto fields. NO CHAIN

- Currently 2 Bedrooms, 2 Bath/Shower - can easily be put back to previous set up of 3 Bedrooms, 1 Shower Room
- Reception Hall storage cupboards and stairs to first floor
- Kitchen re-fitted with a range of units + space for appliances
- Open plan triple aspect Sitting / Dining Room + door to garden
- Ground Floor Double Bedroom
- Separate re-fitted white Shower Room
- First Floor landing - airing cupboard with hot water tank
- Generous Double Bedroom
- Separate re-fitted white Bathroom
- 42' x 30' Frontage
- Private Driveway for 3 vehicles
- Garage up and over door, rear window and door to garden
- 75' x 42' South Facing Rear Garden small patio, lawn, shed and oil tank
- Oil fired central heating to radiators
- uPVC double glazed windows
- Short walk of the central village Green



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EPC Rating: D and Council Tax Band: D

LOCATION - The property occupies a pleasant position within Hamsland on the south side of the village. The picturesque village green is close by where there are: Pubs, Sports & Social Club, Store, Recreation Ground with its football pitches, cricket field and the tennis club. Hosted Keynes is surrounded by some of the County's prettiest and most varied countryside with a series of lakes all interspersed with footpath and bridleways.

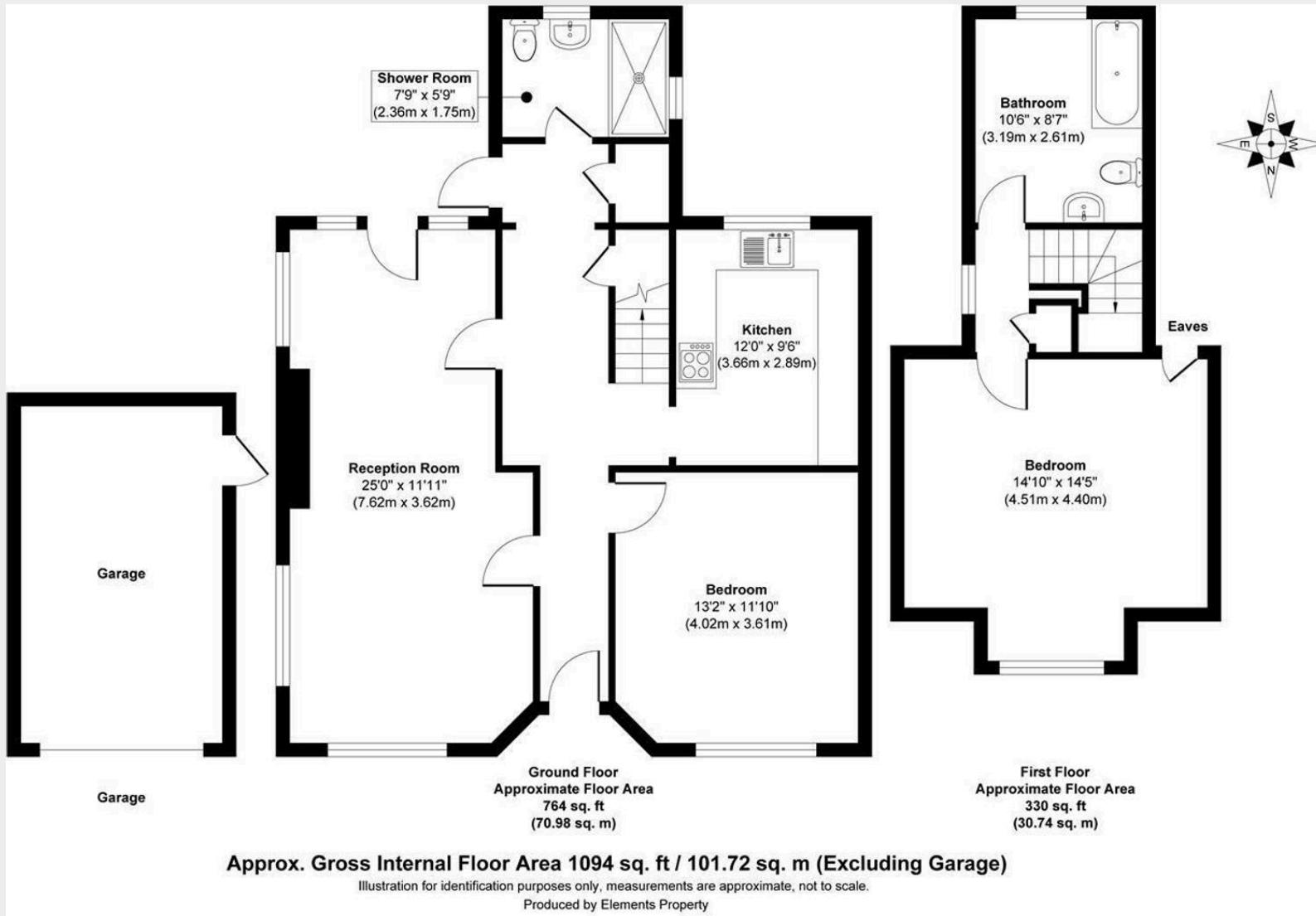
SCHOOLS - St Giles Primary School + children catch a school bus to Oathall community college in nearby Lindfield.

LINDFIELD - 10 minute drive with picturesque tree-lined High Street, traditional shops, boutiques, pubs and restaurants + duckpond and common.

RAILWAY STATION - Haywards Heath station (4.8 miles) providing fast and regular services to London (London Bridge/Victoria 47 mins) + Gatwick airport 15 mins + Brighton 20 mins.

DISTANCES (approx miles) St Giles Primary School 0.5, Lindfield 3.5, Oathall Community College 4.2, Forest Row 7, East Grinstead 8, Gatwick Airport 14 + Brighton seafront 19.





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