



**MANSELL
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5 Heath Close, Sayers Common, BN6 9XL
£600,000



5 Heath Close

Sayers Common,

Tucked away in a quiet location, this well presented extended four bedroom detached house offers modern ground floor open plan living space with a south facing aspect to the rear garden within walking distance to Sayers Common village. As well as having added benefits such as a home office situated in the garden, an off road parking space and ensuite shower room to name but a few. Makes internal viewing highly recommended.

The entrance hall has a separate WC with wash hand basin, storage, and cloak area. From the hallway, a staircase rises to the first floor, the ground floor offers extended open plan living with a modern fitted kitchen with a selection of high gloss eye level and base units, integrated appliances including wine cooler, dishwasher, and space for a range oven. The dining area has useful understairs storage and has a bedroom and separate utility room leading off which has a selection of storage units, space for washing machine, tumble dryer and American style fridge freezer. The extended area has twin sets of bi folding doors leading out to the rear garden, a living room as well as a separate sitting area.



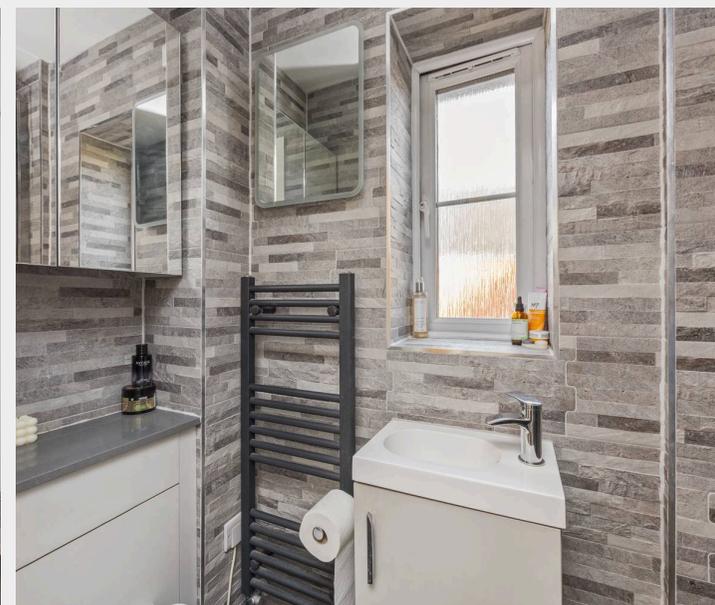
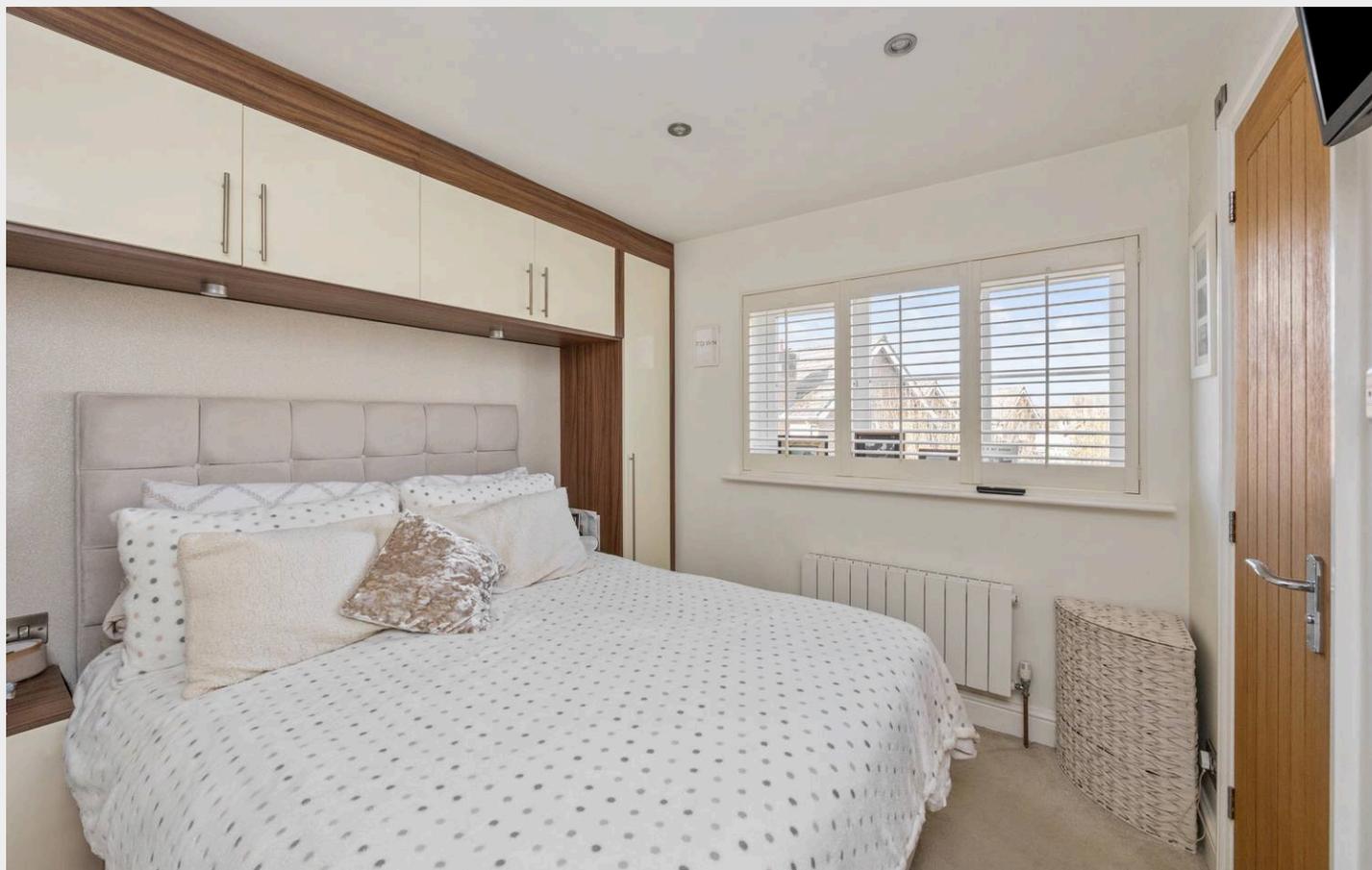
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On the first floor the landing has access to the loft space and has three bedrooms leading from it, one being dual aspect and also having built in wardrobes, the second bedroom also has built in storage as does the master bedroom as well as having its own ensuite shower room with built in cubicle, WC, wash hand basin with vanity unit. The family bathroom has a panelled bath with overhead shower attachment, WC, wash hand basin and vanity unit.

Outside the well maintained south facing rear garden has a patio seating area ideal for entertaining, artificial lawn surrounded by raised borders, gated access to one side of the house and the other side having a full length walk through storage shed. The rear garden has a home office which is insulated containing power and lighting and having its own Wi-Fi access. The front of the house is landscaped with tiled flooring and off road parking for one car.

- Four bedroom detached house
- Open planned extension
- South facing rear garden
- Well-presented throughout
- Quiet tucked away location
- Home office
- Master bedroom with ensuite shower room
- Off road parking
- EPC: TBC Council tax: E



Heath Close



Approximate Gross Internal Area (Excluding Outbuilding) = 99.74 sq m / 1073.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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