



**Plot 126 – The Elmslie,  
Sayers Meadow  
Sayers Common, BN6 9EH**

**£449,000**

**01444 474447  
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# Sayers Meadow, Sayers Common, BN6 9EH



## LOCATION

Sayers Common, is a village set to the West of Burgess Hill, just off the A23, that offers excellent access both to Brighton and the South Coast, that is approximately 9 miles away. The village has a lovely community, with a volunteer run, village store, and The Duke of York public house. The village also offers Berrylands Play area, with both Twineham & Albourne C of E primary schools easily accessible from the village. Burgess Hill offers a good range of shopping facilities, with both a Tesco Superstore & Waitrose, together with several pubs and restaurants, and both the highly regarded Burgess Hill Girls School & St Pauls Catholic College based there too. The main line station at Burgess Hill also provides a direct service to London Bridge (50 mins) & Brighton (15 mins) and is approximately 5 miles from the village. The area is also close to the South Downs and blessed with thousands of acres of picturesque countryside, ideal for long country walks, or cycle rides. The Triangle, in neighbouring Burgess Hill, offers a good selection of sporting and leisure facilities, with the world renowned Hickstead Equestrian Centre, set just out of the village too.

## PROPERTY

Tenure: Freehold

THE ELMSLIE - The front door of this stylish 3 Bedroom family home opens into the Hallway which houses the convenient downstairs Cloakroom. A door leads through to the generous Kitchen/Diner to the front of the property and is fitted with a range of floor and wall mounted units with a built-in hob and oven plus space for additional appliances. The space also provides room for a dining table to create a great social space perfect for a growing family. A door from the Hallway leads through to the Living Room which, allows space for sofas and additional furnishings, has a useful storage cupboard and features double doors leading directly to the private Rear Garden. Once upstairs, you will find the three Bedrooms, and a

luxurious family Bathroom. The 12'0" x 9'5" Main Bedroom offers ample space for free standing furniture and boasts a stylish En-Suite Shower Room. There are two further Bedrooms and a family Bathroom fitted with a white suite and shower over the bath and finished with tiling.

## OUTSIDE

Approaching this delightful home a pathway leads you to the front door which is covered by a canopy. The Carport and Driveway for two vehicles located to the side of the property also offers side access to the Rear Garden.

NOTE: Some photography depicts Linden Homes properties and is indicative only.

## ADDITIONAL INFORMATION

Service Charge: Please note there is an estimated Estate Management Charge of £398.97 per annum.

## AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

1 minute walk



**Shops**

Village Store  
2 minute



**Trains**

Hassocks – 3.8 miles  
Burgess Hill – 5.1 miles



**Airport**

Gatwick  
17.5 miles



**Roads**

M23  
9.7 miles



**Sport & Leisure**

The Triangle  
3.2 miles



**Rental Income**

£ pcm



**Schools**

Albourne Primary  
Twineham Primary  
Hurstpierpoint Collge



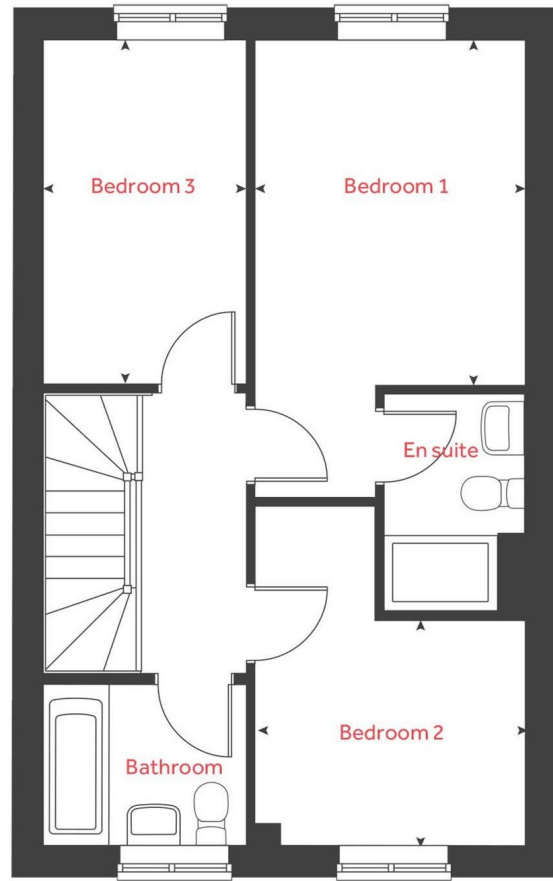
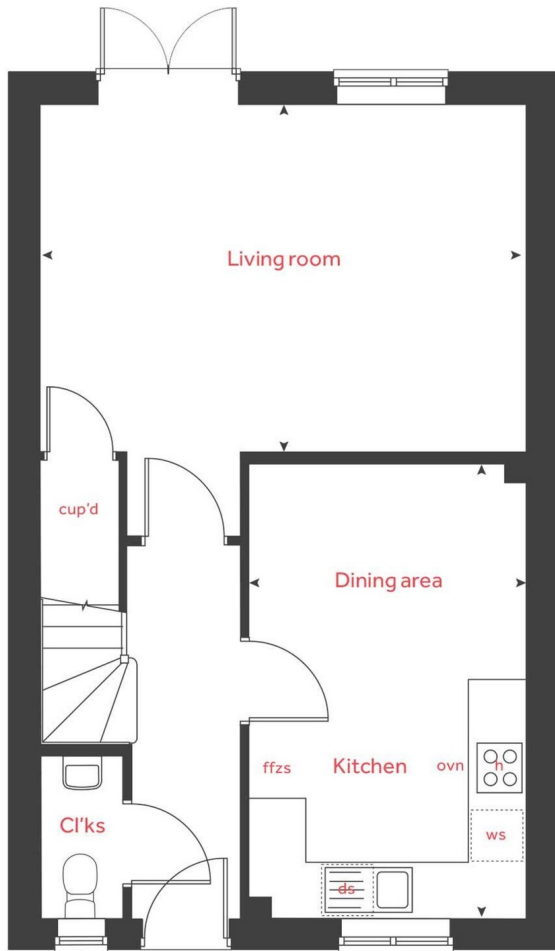
**Fibre Broadband**

Up to 900 Mbps

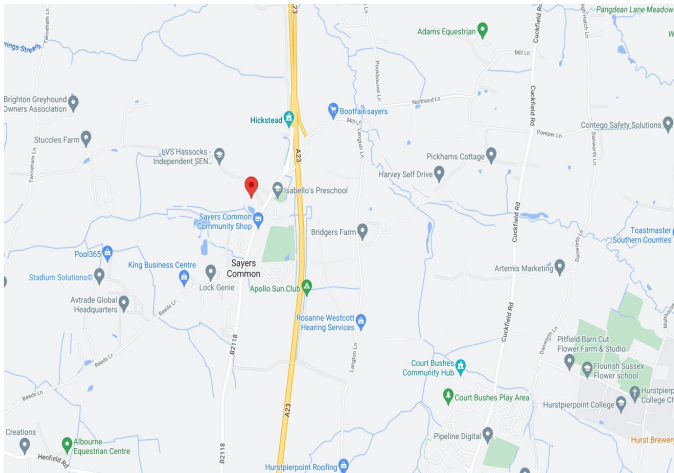


**Council Tax**

Band tbc



**Map Location**



**EPC Rating**



Viewing arrangements by appointment through Brock Taylor

01444 474447  
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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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