

**Plot 116 – The Pembroke,  
Sayers Meadow,  
Sayers Common, BN6 9EH**

**£690,000**

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## Sayers Meadow, Sayers Common, BN6 9EH



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### 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 PEMBROKE** - This superb 4-bedroom detached property set over two storeys offers masses of space to make your own. The front door of this impressive family home opens into a spacious Hallway with door openings to all Ground Floor Rooms including the convenient WC, and stairs rising to the First Floor. The bright Living room with large bay window that floods the room with natural light is ideal for entertaining and has double doors leading through to the 26'5" x 10'11" Kitchen Diner allowing for seamless passage between the two rooms. The Kitchen is a particular feature of this family home, with a contemporary range of floor and wall mounted units, concealing a host of integrated appliances. The Dining area is also a great

size and has double doors that spill out to the private Rear Garden. The Kitchen Diner also provides access to a useful Utility room with a second sink. Completing the Ground Floor layout is a bonus 7'11" x 7'9" private Study making it ideal for those who work from home. Once upstairs, you will find the four double Bedrooms, and a luxurious family Bathroom. The 14'1" x 11'2" Main Bedroom offers ample space for free standing furniture and boasts a stylish En-Suite shower room. There are three further double Bedrooms and a bright and airy Landing.

### OUTSIDE

Situated in a cul-de-sac position, approaching this delightful home via a pathway leads you to the front door which is covered by a canopy. To the side of the property is the Driveway for two vehicles, Single Garage and 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 walk



**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**

£tbc



**Schools**

Albourne Primary  
Twineham Primary  
Hurstpierpoint College



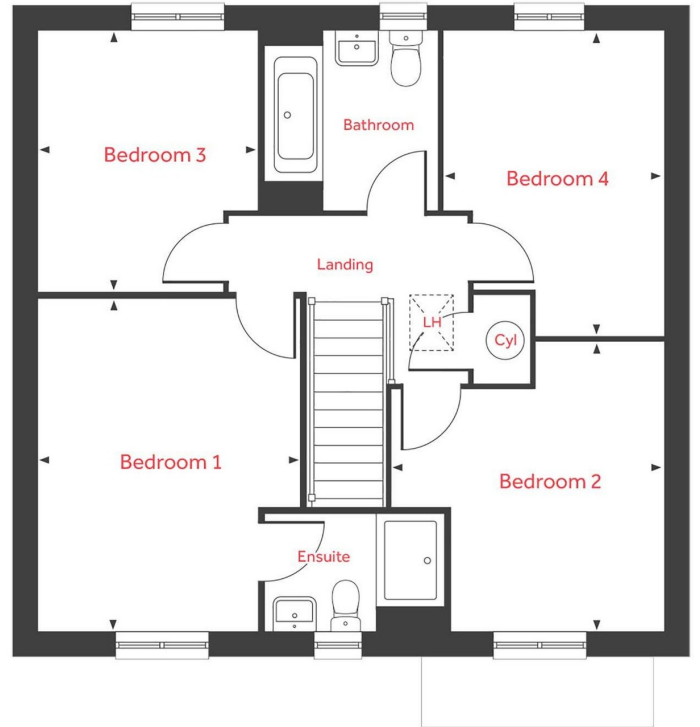
**Fibre Broadband**

Up to 900 Mbps

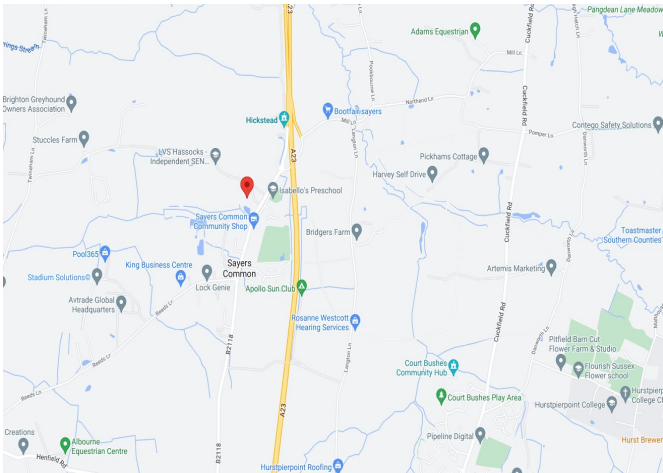


**Council Tax**

Band tbc



### Map Location



### EPC Rating



Viewing arrangements by appointment through Brock Taylor

01444 474447  
[hhsales@brocktaylor.co.uk](mailto:hhsales@brocktaylor.co.uk)



**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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