



**Plot 117 – The Pembroke
Sayers Meadow
Sayers Common, BN6 9EH**

£599,000

**01444 474447
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**Residential sales, lettings,
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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 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.

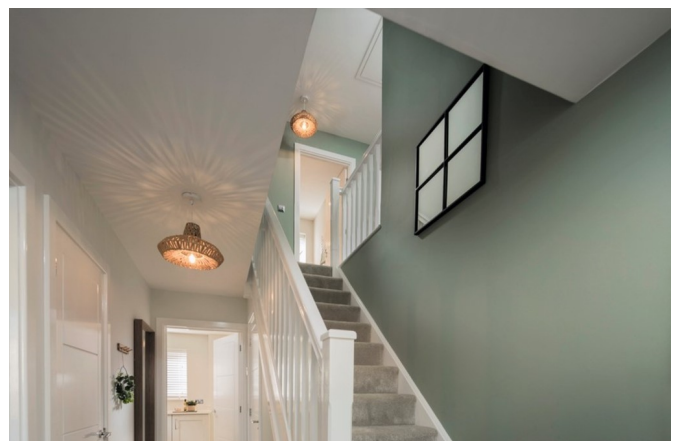
NOTE: Some photography depicts Linden Homes properties and is indicative only.

ADDITIONAL INFORMATION

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

Prices and availability correct at time of going to print, please check for latest availability. Please note that these are estimated completion dates and are subject to change. *Incentives are plot specific and cannot be used in conjunction with any other offers or incentives advertised.

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

£ pcm



Schools

Albourne Primary
Twineham Primary
Hurstpierpoint College



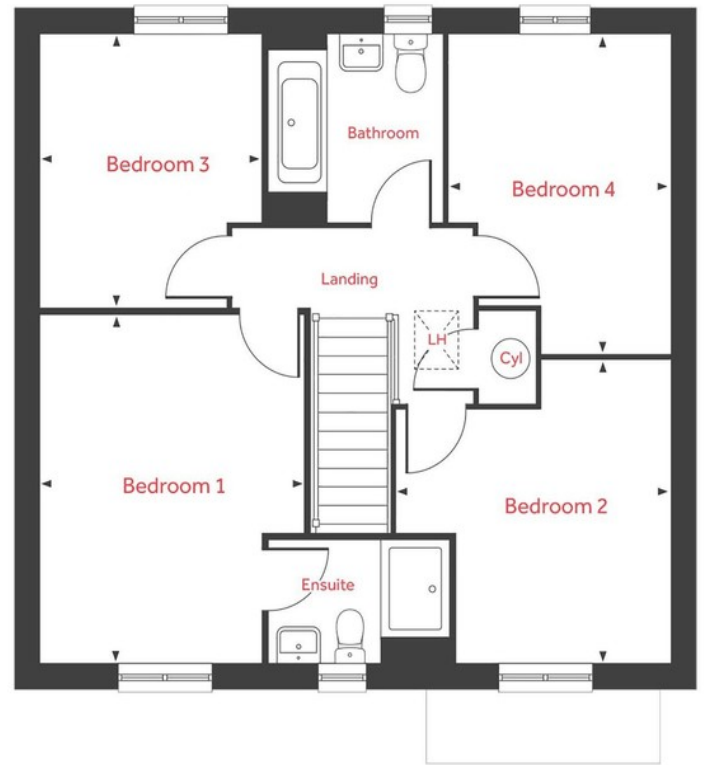
Broadband

Up to 900 Mbps

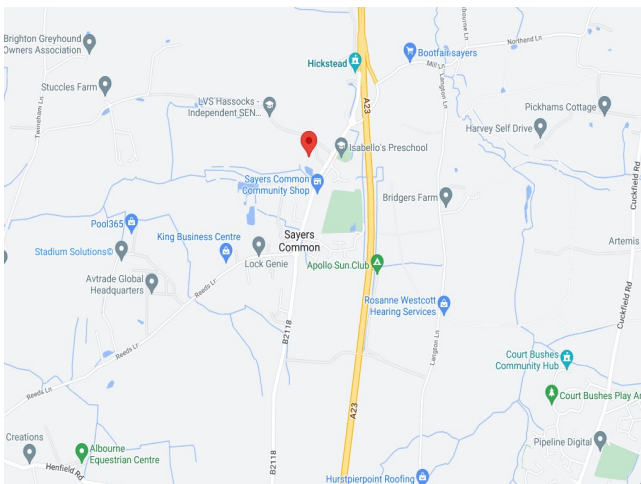


Council Tax

Band tbc



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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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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