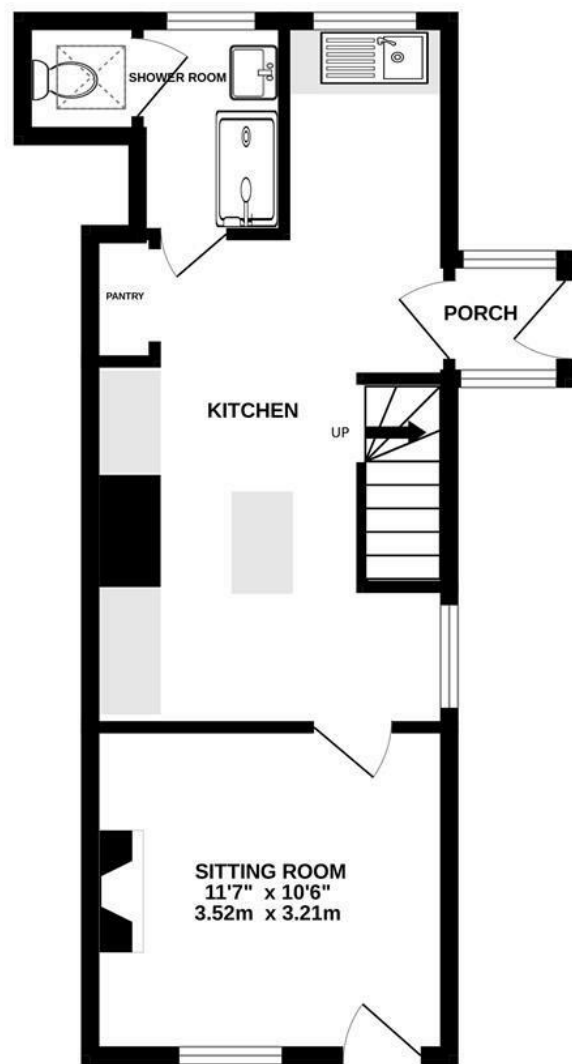
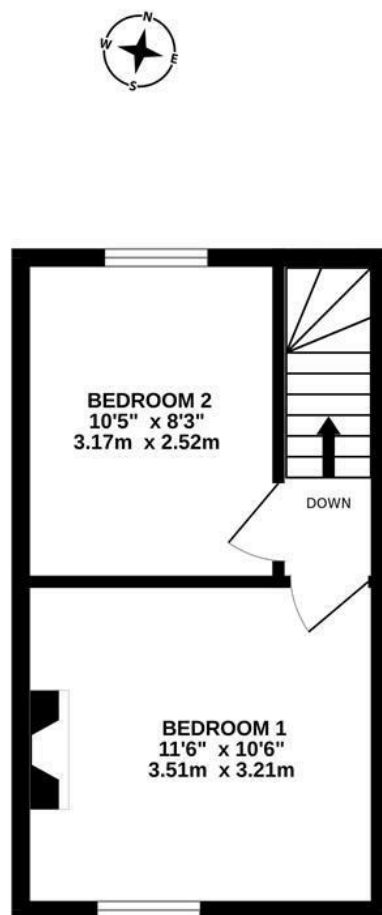


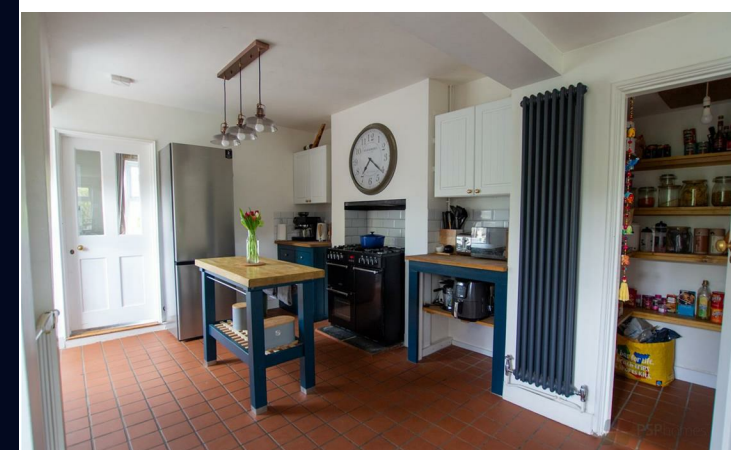
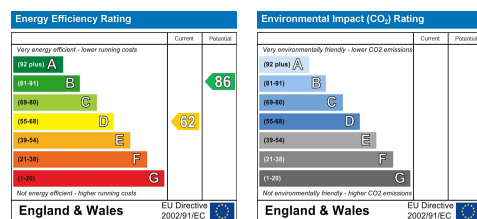
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
Made with Metropix ©2025



7, Kingsland Cottages Reeds Lane, Sayers Common, West Sussex, BN6 9JG

Guide Price £375,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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7, Kingsland Cottages Reeds Lane, Sayers Common, West Sussex, BN6 9JG

Guide £375,000 - £400,000

What We Like.

- * Space at the side to extend property subject to consents.
- * Period character features throughout.
- * Good size grounds to front and rear.
- * Large driveway for ample off road parking.
- * Two double bedrooms.
- * Cottage style kitchen/dining room.
- * Pleasant village location.

The Property.

A charming period cottage located in a desirable lane within the village of Sayers Common. The property is situated on a very generous plot and enjoys a large, sunny rear garden as well as a good size front garden that offers a driveway affording off road parking for numerous vehicles. The light, spacious accommodation is considered to be in very good order throughout and retains many inherent period features. Highlights include two double bedrooms, sitting room with feature fireplace and a cottage style kitchen with walk in pantry. Sayers Common offers a good range of amenities is close to both Hassocks and Hurstpierpoint and provides easy access to the A23.

The Ground Floor.

The ground floor accommodation provides a comfortable sitting room having a feature fireplace fitted with a wood burning stove as well as exposed floorboards. The cottage style kitchen/dining room is a particular feature with a walk in pantry and separate utility area. Off of the kitchen is the modern bathroom with walk in shower.

The First Floor.

On the first floor are two attractive double bedrooms. Both rooms feature period fireplaces and the second bedroom has exposed floorboards.

Gardens and Parking

The grounds and gardens of the property are generous to both front and rear. The enclosed rear garden has a large expanse of lawn with areas of hardstanding and terrace and there are several timber outbuildings and a covered areas ideal for storage etc. The garden shed at the rear of the garden has the benefit of power. The front is arranged with lawn and a good size gravel driveway affording off road parking for several vehicles. The front is approached by a five bar gate and is enclosed by established hedgerows.

NOTE.

There is ample land to the side of the property for extension or further development, subject to the necessary consents.

Further Attributes

The property enjoys period charm throughout as many inherent features are retained. The modern convenience of double glazing and central heating compliment the properties character.



Out & About

Reeds Lane sits in the heart of Sayers Common and was built in 1996 by Gleeson Homes. Just a few steps away, you'll find Berrylands playing field, offering a great space for outdoor activities. There's a wonderful community shop that stocks everything from sausages and newspapers to locally brewed beers. It's also a perfect spot to relax, enjoy a coffee, and have a chat with the friendly locals. For those looking to enjoy a Sunday roast and a short walk away is a pint of local ale in the Duke of York pub, perfect place to meet family and friends.

For commuters, Sayers Common is conveniently located for the A23 (M) for the seaside, Brighton is only a 20 minute drive and journeys to London Gatwick are similar distance. Hassocks Station is only 10 minutes away and sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins).

When it comes to schooling, the village is home to the well-regarded LVS Hassocks - an independent school catering for those with Autism, whilst neighbouring Albourne and Hurstpierpoint offer excellent primary school. For secondary state education, most children attend Downlands in nearby Hassocks or St Pauls Catholic school in Burgess Hill.

The Finer Details.

Tenure: Freehold

Title Number: WSX364142

Local Authority: West Sussex

Available Broadband Speed: Ultrafast (up to 80mbps download)

NB - AML checks

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.

