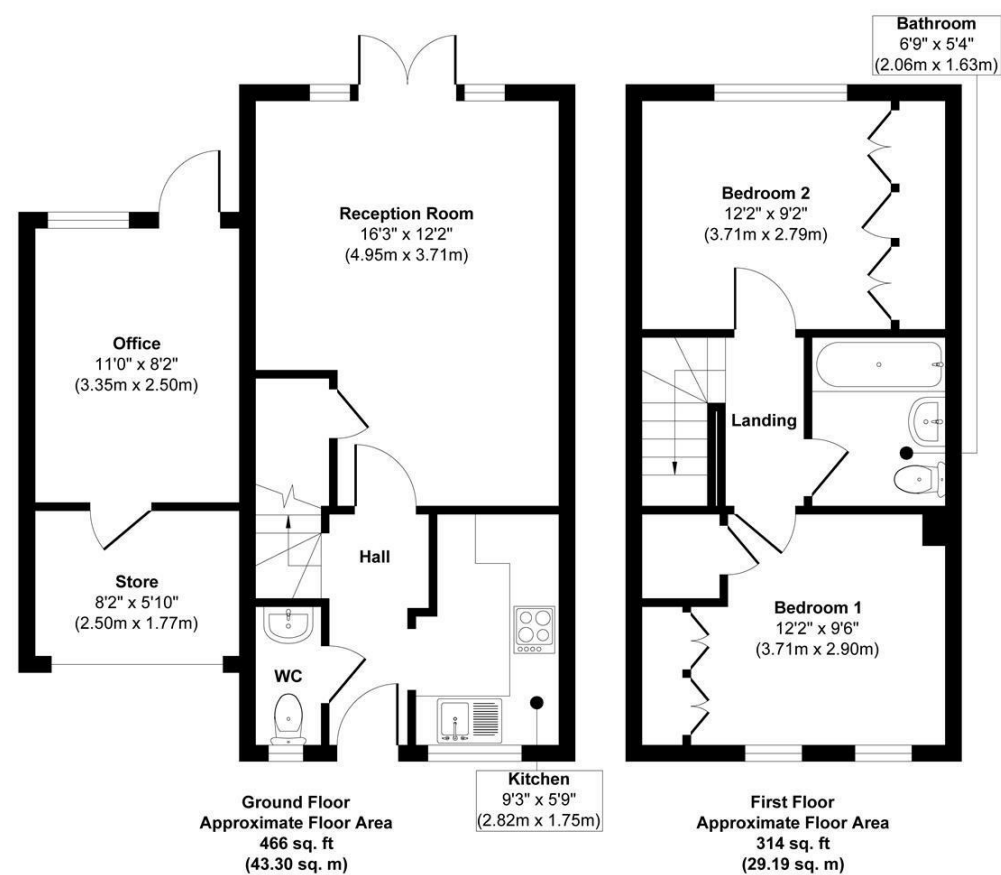
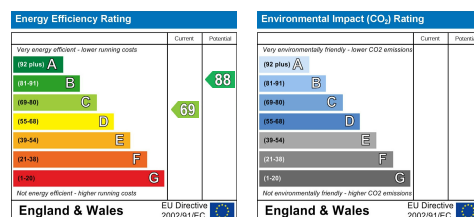




Approx. Gross Internal Floor Area 780 sq. ft / 72.49 sq. m (Including Outbuilding)  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property



17 Berrylands Farm, Sayers Common, West Sussex, BN6 9XH

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 as 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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17 Berrylands Farm, Sayers Common, West Sussex, BN6 9XH

What we like...

- \* Stylish, modern kitchen
- \* Converted garage has created a fabulous work from home space.
- \* Semi-rural living with countryside on doorstep but easy access to A23(M).
- \* Two good size double bedrooms.
- \* Walk to a village pub and community store.

Welcome Home

If you're looking for a modern home in a delightful semi-rural setting with excellent access to the A23(M), then this fabulous semi-detached home on Berryland Farm in Sayer Common should definitely be on your shortlist.

The home was originally built in 1994 by Gleeson Homes and has been the subject to transformative renovation by our clients to offer a truly "turn key" purchase for an incoming buyer.

This kitchen has been thoughtfully designed with a clean, contemporary aesthetic and a strong emphasis on both form and function. Finished in a sophisticated matt colour palette, the cabinetry creates a calm, modern backdrop that feels both timeless and on-trend. Integrated appliances are seamlessly concealed within the units, ensuring uninterrupted lines and a sleek, uncluttered appearance whilst the crisp worktops provide a durable and elegant contrast to the soft-toned cabinetry.

The heart of the home is the living room with plenty of space for sitting and dining areas. French doors seamlessly connect the house with the garden making this a fabulous space in the summer months.

The ground floor also has a handy cloakroom.

On the first floor there are two, almost identically sized, double bedrooms. Both have fitted wardrobes and each is served by the family bathroom.

The attached garage has been partially converted into an excellent office space, perfect for those who work from home. Part of the garage remains for useful storage.

The home is fully double glazed, has gas fired central heating and the vendors have seen a new build that they are keen to purchase.

**Step Outside**

The rear garden is delightful and has been nicely landscaped with a good sized paved terrace that is perfect for 'al-fresco' dining. There is gated side access and a door into the home office.



To the front is driveway parking for two cars.

Scope/Potential

There is scope to extend over the garage, if required. Any work is of course subject to planning permission.

Out & About

Berrylands Farm is situated on a highly regarded housing estate in the heart of Sayers Common and was built in the mid 1990s by Gleeson Homes. Just a few steps away, you'll find Berrylands playing field, offering a great space for outdoor activities. At the entrance to the estate, 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 or a pint of local ale you have 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, Sayers Common Primary school and for secondary state education, most children attend Downlands in nearby Hassocks or St Pauls Catholic school in Burgess Hill.

The Specifics

Title Number: WSX182887  
Tenure: Freehold  
Local Authority: Mid Sussex District Council  
Council Tax band: C  
Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check personally before exchange of contracts.

