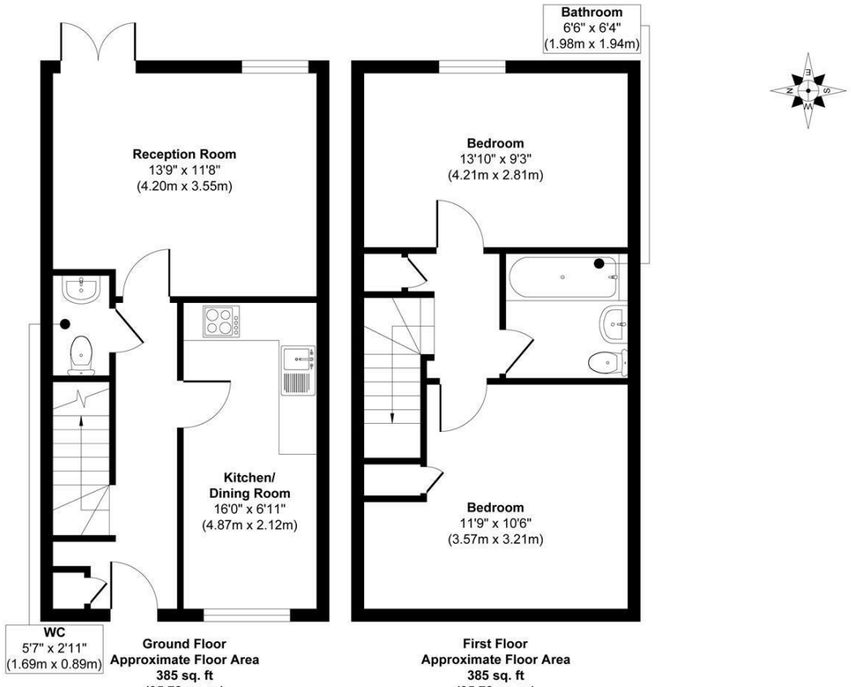
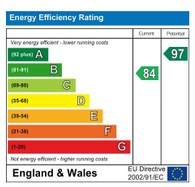
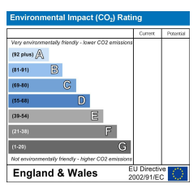


Approx. Gross Internal Floor Area 770 sq. ft / 71.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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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.

36 Nightingale Way, Sayers Common, West Sussex, BN6 9HP

Guide Price £350,000 Freehold

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36 Nightingale Way, Sayers Common, West Sussex, BN6 9HP

Guide Price £350,000 - £375,000

What we like...

* Stylish modern home in a delightful semi-rural setting with easy access to A23(M).

* Lovely outlook over woodland to the front.

* Stylish finishes and tasteful interiors.

* Great size garden for a newer home and parking for two cars.

* Remainder of 10 year new homes warranty for peace of mind.

Guide Price £350,000 - £375,000

Welcome Home

Built in 2022 by Linden Homes, this modern semi-detached house sits within the popular Sayers Meadow development and enjoys a delightful position that is close to open countryside whilst also offering incredibly swift access to the A23, making it ideal for anyone needing Gatwick Airport, Brighton or the M23/M25.

The interiors are well considered and tastefully finished throughout, creating a calm, modern feel that works well for day-to-day living. A useful storage cupboard in the hall houses the fuse board and internet point, with space for coats and general storage.

To the front of the house is the kitchen/dining room - a social space that is fitted with a range of eye and base level units and integrated appliances including a fridge/freezer, washing machine, electric oven and four-ring gas hob with extractor above.

The sitting room is positioned to the rear of the house and offers a comfortable reception space, with French doors and a glazed window opening onto the garden. A ground floor cloakroom sits off the hallway and is fitted with a WC, wash basin and extractor.

On the first floor, the landing gives access to all rooms along with a generous storage cupboard with hanging rail. The principal bedroom is a well-proportioned double at the front of the house with decorative panelling and includes a cupboard housing the Ideal Logic combi boiler. The second bedroom is also a double, with decorative panelling and overlooks the rear garden. Both are served by the stylish family bathroom.

Step Outside

Outside, the rear garden is a particularly good size for a modern home and type, arranged with a paved patio and lawn. A side gate provides access to the driveway which offers parking for two vehicles. A Project EV charging point is fitted to the side of the house, with additional visitor parking located nearby.

Out & About

Nightingale Way forms part of the Sayers Meadow development in Sayers Common and is well placed for those who enjoy the surrounding countryside, with open walks close by, while also offering easy access to the A23, providing convenient links to Brighton, Gatwick Airport and the wider M23 motorway network. The village has 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.

As mentioned, 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: Autism School. The highly regarded Albourne Primary school is nearby whilst St Lawrence (Hurstpierpoint) and Twineham Primary are also easy accessible. For secondary state education, most children attend Downlands in nearby Hassocks (with school bus service) or St Pauls Catholic school in Burgess Hill.

The Specifics

Title Number: WSX437852
Tenure: Freehold
Local Authority: Mid Sussex District Council
Council Tax Band: D
Available Broadband Speed: Ultrafast Fibre
Estate Charge: £37.50 per month TBC (reviewed yearly)

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