

Approx. Gross Internal Floor Area 1094 sq. ft / 101.72 sq. m (Excluding Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	C
76	76	76	76
57	57	57	57
4	4	4	4
3	3	3	3
2	2	2	2
1	1	1	1
0	0	0	0

England & Wales EU Directive 2002/91/EC




**BRITISH
PROPERTY
AWARDS**
2022
★★★★★
GOLD WINNER
PSP HOMES
SOUTH ENGLAND
(OVERALL)



10 Hamsland, Horsted Keynes, West Sussex, RH17 7DX

Guide Price £600,000 Freehold



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VIEWING BY APPOINTMENT WITH PSP HOMES
 3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

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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10 Hamsland, Horsted Keynes, West Sussex, RH17 7DX

Guide Price £600,000 - £650,000

What we like...

- * Versatile detached home offering immense flexibility.
- * Huge scope to extend/remodel, if required.
- * Sunny, south facing garden backing on to open fields.
- * Fabulous location offering quintessential village lifestyle with thriving community.
- * No chain means a swift move is possible.

Guide Price £600,000 - £650,000

The Home...

If you're looking for a spacious, detached home that offers an immense amount of versatility and huge scope for extension and remodelling, then look no further than this fabulous chalet bungalow in the sought-after Horsted Keynes – a quintessential Sussex village with a thriving community.

The main living room extends to an impressive 25ft and is flooded with natural light due to its triple aspect, providing plenty of space for sitting and dining areas. A door opens on to the garden, great during the summer months. The brick fireplace provides the natural focal point.

The kitchen has been refitted in recent years with contemporary handleless units under contrasting counters. The range cooker, dishwasher and fridge/freezer are included in the sale.

There is also a ground floor double bedroom which overlooks the front and could easily be used as a separate sitting room, if preferred. This bedroom is served by the ground floor shower room.

On the first floor is the main bedroom and a huge family bathroom, which was previously a third double bedroom. There is, in our opinion, plenty of space to reconfigure the first floor to reinstate the third bedroom and create a smaller, ensuite shower room.

The home has oil fired central heating, is fully double glazed and has access to a superfast broadband connection.

Offered chain free, a swift move is possible.

Step Outside...

The home sits on an enviable south facing plot with views over open fields to the rear meaning you have real feeling of openness and sunshine throughout the day.



The level lawn is ideal for children to play and there is excellent storage in the garage and garden shed.

Gated side access leads to the front where you'll find driveway parking.

Out & About...

Horsted Keynes is a quintessential village situated in the heart of the Sussex Weald, approximately five miles from Haywards Heath and ten miles from East Grinstead. The village is centred around the green and boasts two fantastic village pubs (The Crown and The Green Man), a village store for those every day essentials and two village churches. St. Giles C of E Primary school enjoys an excellent reputation of children 5-11 years. The village is surrounded by glorious open countryside, ideal for dog walking and exploring. Ashdown Forest is just two miles distant and provides riding tracks.

Being a bustling village, Horsted Keynes has a real sense of community with several social groups and sports clubs for all ages and interests including tennis, cricket and fishing. The famous Bluebell Steam Railway is nearby at Sheffield Park and is 'one of the best family days out in Sussex'. More extensive facilities are available in the nearby Haywards Heath including two superstores (Waitrose and Sainsburys), leisure centre and the mainline station which provides fast and regular commuter services to London (under 47 mins to Victoria/London Bridge), Brighton and Gatwick Airport.

The Finer Details...

Title Number: WSX4142

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: D

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

We believe this information to be correct but cannot guarantee its accuracy and recommend checking details personally before exchange of contracts.

