



**7 Hillcrest,  
Horsted Keynes, West Sussex, RH17 7AD**

 **Mark Revill & Co**

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Horsted Keynes, RH17 7AD  
**Guide Price £525,000 Freehold**

An attractive 3 bedroom modern semi detached house providing versatile and spacious accommodation, situated in this small tucked away close within a stone's throw of the village green. Features include a refitted en-suite shower room to the master bedroom, refitted family bath/shower room a downstairs cloakroom, a well fitted kitchen and dining room, sitting room and conservatory. Further benefits include hardwood sealed unit double glazed windows and gas (LPG) fired central heating with modern boiler (2017). There is garage and parking opposite the property, and the fully enclosed rear garden is laid to patio and lawn offering a good degree of seclusion.

Pleasantly situated just off the village green with the local shop, public houses and amenities on the doorstep. The larger villages of Lindfield and Forest Row are a short drive away, with both providing shopping and leisure facilities with Haywards Heath and East Grinstead towns both providing mainline railway stations. Ashdown Forest is a short distance away providing a natural venue for walking and outdoor pursuits.







Ground Floor



Approximate total area<sup>(1)</sup>

1072 ft<sup>2</sup>  
99.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5.0ft/1.5m

Calculations reference the BCS (PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note:  
1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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