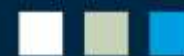




3 Swedish Houses
Birch Grove Road, Horsted Keynes, West Sussex, RH17 7BL



Mark Reville & Co

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Price - Offers in Excess of £250,000 - Freehold

A rare opportunity to acquire this 3 bedroom semi-detached village house believed to have been built in 1946 with a timber framed construction, which may restrict potential mortgage lending options. It now requires total modernisation, but offers excellent scope for improvement and extension if required (subject to the necessary consents). It benefits from a good size living room overlooking the rear garden, partial electric heating, a downstairs cloakroom, utility room and an adjoining store room. Outside there is potential to create a driveway (subject to Highways approval) and the large west facing rear garden although currently overgrown, is the main feature of the property, extends to about 75ft in length and backs onto fields.

Pleasantly located close the village green with the local general store, 2 pubs, well regarded primary school and Parish church all close by. The main town of Haywards Heath is about 5 miles distant and provides a range of comprehensive shops, leisure facilities and the main line station with a fast and frequent service to London (Victoria & London Bridge 47 minutes). There is an adjacent public footpath with an excellent opportunity for the avid walker to enjoy the delightful surrounding countryside and. Ashdown Forest is also a very short drive away with 6400 acres of heathland.



Covered Entrance Porch Front door to:

Entrance Hall Night storage heater. Fitted storage cupboard. Staircase to first floor with understairs storage cupboard.

Living Room 22'3" plus recess x 11'0" plus bay window. (6.78m x 3.35m) Modern tiled fireplace. TV aerial point. Night storage heater. Bay window and casement doors to garden.

Kitchen 12'0" x 7'0" (3.66m x 2.13m) Stainless steel double drainer sink unit with drawers and cupboards under. Large larder cupboard. Space for fridge/freezer. Electric cooker point. Opening to:

Utility Room 9'6" x 6'0" (2.90m x 1.83m) Deep glazed sink unit with wooden draining board to either side. Night storage heater. Door to side.

Cloakroom White high level wc.

Store Room 6'0" x 5'5" (1.83m x 1.65m) Door to Coal Store.

First Floor

Landing Hatch to roof space.

Bedroom 1 13'4" x 11'1" (4.06m x 3.38m) Fitted wardrobe cupboard.

Bedroom 2 11'1" x 11'0" (3.38m x 3.35m) 2 fitted double wardrobe cupboards. Double shelved storage cupboard.

Bedroom 3 10'1" x 7'1" (3.07m x 2.16m) Fitted double wardrobe cupboard.

Bathroom White suite comprising enclosed panelled bath with fitted shower unit. Fitted wash hand basin. High level wc.

Outside

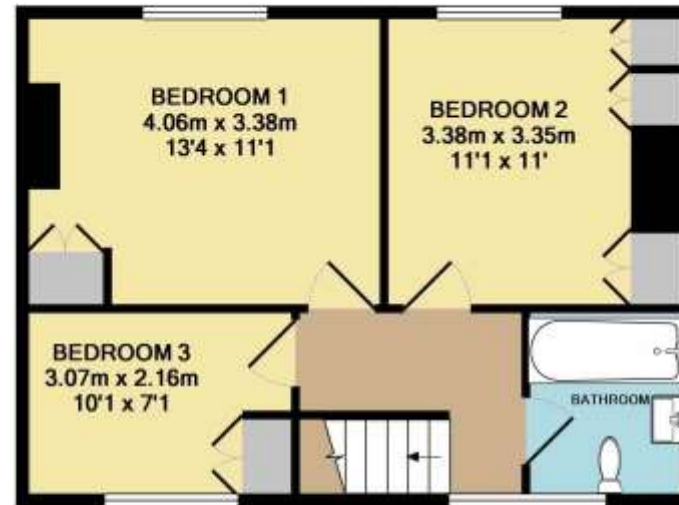
Front Garden Hedging to front. Raised area of lawn edged with flower and shrub beds. Potential to create a driveway if required (subject to Highways consent). Outside water tap and light point. Side access to:

Large Rear Garden Mainly laid to lawn with an abundance of established trees and shrubs. Well screened by mature hedging and trees offering complete privacy and seclusion. The garden enjoys a southerly aspect and extends to about 75ft in length.





GROUND FLOOR
APPROX. FLOOR
AREA 53.9 SQ.M.
(580 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.1 SQ.M.
(432 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.0 SQ.M. (1012 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of items, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings, external garages if these are shown on the floor plan.
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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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