



**Rosebank**  
Lewes Road, Horsted Keynes, West Sussex, RH17 7DP

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Lewes Road, Horsted Keynes, RH16 2NQ

**Guide Price £900,000 - Freehold**

A substantial double bay fronted semi-detached Victorian house having been extended and improved over the years. It now features an open plan Smallbone kitchen/breakfast room with adjacent family room, a separate dining room, sitting room, living room, utility room and a cloakroom. Upstairs there are 4 bedrooms, an en-suite shower room to bedroom 1 and a large and impressive stone tiled luxury family bathroom fitted with Villeroy & Boch sanitary ware including a walk-in glass shower and a free standing bath. On the second floor is a useful study/home office. Outside there is a good size garage with driveway parking to the front and the large rear garden is a particular feature widening to a double width plot to the rear.

Located close the centre of the village with its local general store, several pubs, primary school and Parish church all close at hand. The area is well served by a network of public footpaths and a great opportunity to explore the picturesque surrounding countryside. The main town of Haywards Heath is about 5 miles away and provides shopping facilities, the mainline railway station and the newly opened Waitrose supermarket. There are many well regarded state and private schools in the area including Ardingly College, Cumnor House and Great Walstead school.







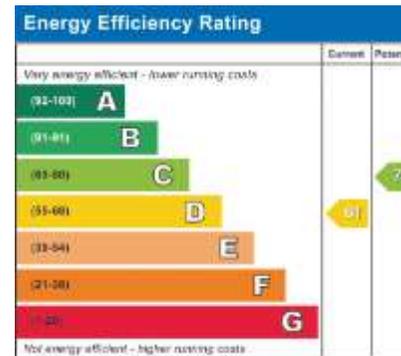
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



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

2391.22 ft<sup>2</sup>

222.15 m<sup>2</sup>

Reduced headroom

92.09 ft<sup>2</sup>

8.56 m<sup>2</sup>

(1) Excluding balconies and terraces.

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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