



# Mid terraced house with pretty gardens

**Crown Cottages, The Green, Horsted Keynes, Haywards Heath, RH17**

Freehold





Ideally positioned with a pretty outlook over the village green

- Light and bright accommodation arranged over two floors
- Sitting room with wood burning stove • Granite surfaces in the kitchen
- Pretty garden with own access to rear
- Off street parking space
- EPC rating C

Please refer to the floorplans for the full accommodation.

#### Local Information

Horsted Keynes is a delightful West Sussex village in the High Weald Area of Outstanding Natural Beauty. The village is popular for its picturesque village green, many interesting historic buildings, and its convenient proximity to Haywards Heath's railway station. Local amenities include a village hall, a village shop, a primary school and two public houses. Comprehensive shopping is available at Haywards Heath (5 miles), Tunbridge Wells (17 miles) or Brighton (21 miles). Transport links: Haywards Heath mainline station is only 5 miles distant (c.13 minutes by car) from which there are frequent rail services to London Bridge/Victoria, journey time from 42 minutes.

The A23 lies to the east, Gatwick airport 17 miles; to the west the A22 links to the M25, J6 17.7 miles.

Schools: There are many highly regarded schools in the area, both state and private, including St. Giles primary school in the village, Cumnor House in Danehill, Great Walstead near Lindfield and Ardingly College.

All distances and journey times are approximate.

#### About this property

2 Crown Cottages is the centre house in a terrace of three, and situated in the heart of a popular

village, with a pretty outlook over the village green to the front and towards the recreation area to the rear.

It offers light and bright accommodation arranged over two floors, briefly comprising entrance hall, sitting room, kitchen/dining room, cloakroom and three bedrooms (one en suite).

The property is set back and approached via a path from the off street parking space which is located at the end of the terrace; the rear garden is paved with well-stocked raised beds and gravelled pathways.

#### Tenure

Freehold

#### Local Authority

MSDC Council tax band E.

#### Services

Air source heat pump; mains electricity, water and drainage.

#### Energy Performance

A copy of the full EPC is available on request.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath Office. Telephone: +44 (0) 1444 446 000.

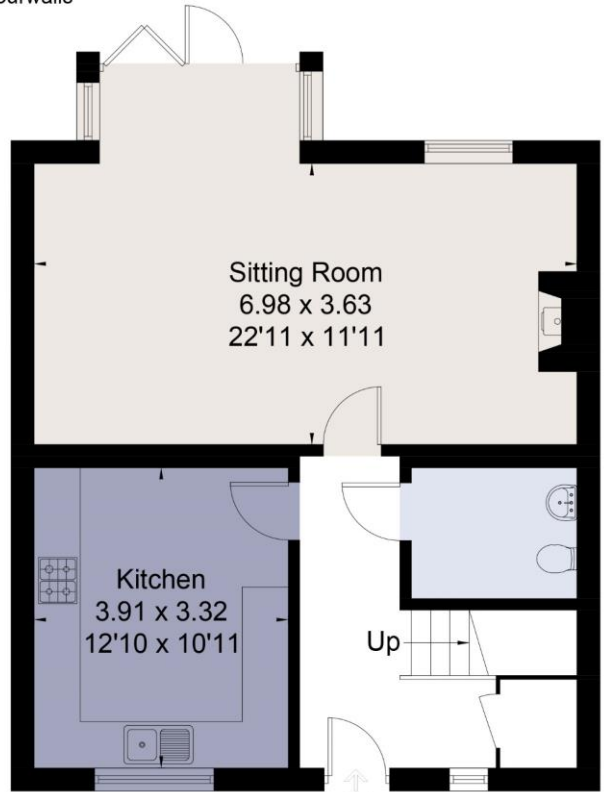




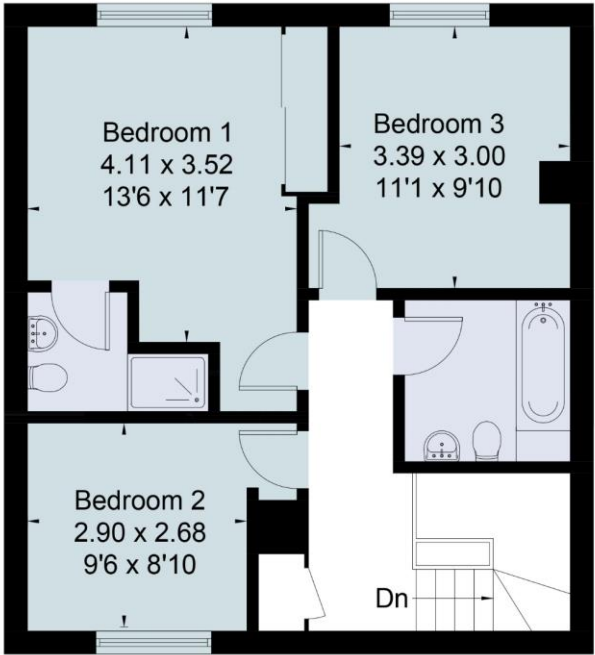




Approximate Area = 114.2 sq m / 1229 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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