



# Detached house in the centre of the village

**Sunnyside, North Street, Turners Hill, Crawley, West Sussex, RH10 4NS**

Guide £675,000 Freehold





Two reception rooms • Kitchen/breakfast room • Utility room/ second kitchen • Five bedrooms • Study/bedroom six • Three bathrooms • Store with plumbing • Summerhouse/workshop • Garage • Boiler room • Garden • Off street parking • EPC rating D

#### About the property

Dating from 1897 with later additions, Sunnyside is a detached family house in the centre of Turners Hill. Formerly the village store, the property was converted to residential use and offers versatile accommodation arranged over three floors.

The property is currently arranged with the front door opening to an open plan reception room; the adjoining room (family room on floorplan) is used as a ground floor bedroom, and beyond lies the kitchen/breakfast room, secondary kitchen/utility room, bathroom and conservatory.

The formal sitting room and dining room are situated on the first floor (bedroom one and two on the floorplan), together with two further bedrooms, a bathroom and a separate shower room. One the second floor are bedroom five, the study/bedroom six and access to the eaves storage.

The detached garage lies to the side of the house, with a driveway providing of street parking for at least two vehicles. To the rear if the house are two outbuildings, one with plumbing connected and a further timber summer house/store. The mature garden lies to the rear of the property and offers a paved terrace with space for table and chairs, and there are well stocked borders planted with flowering shrubs, bulbs and some

fruit trees arranged around the lawn.

#### Local Information

Situated in a conservation area in Turners Hill, in West Sussex. Turners Hill is a picturesque village in the Sussex Weald, and provides for day to day needs; comprehensive shopping is available at Crawley (4.2 miles) and Haywards Heath (eight miles).

Transport: Three Bridges (4.2 miles), London Bridge/Victoria from 35 minutes or Gatwick airport (7.5 miles) for the Gatwick Express. The M23 lies to the west, giving onward access to the motorway network and the South Coast.

Schools: Turners Hill C of E primary (rated Ofsted "outstanding" in 2016), Cumnor House, Great Walstead, Handcross Park, Brambletye, Hurstpierpoint College, Worth School and Ardingly College.

#### Services

Mains gas fired central heating, all mains services.

#### Outgoings

Mid Sussex District Council, 01444 458166. Council tax band F.

#### Energy Performance

A copy of the full EPC is available on request.

#### Viewing

By appointment with Savills.

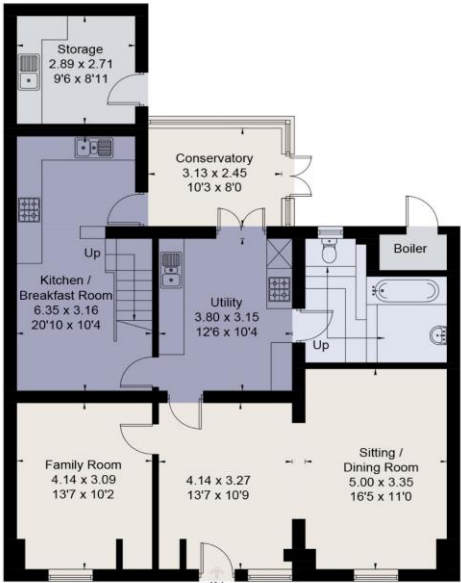




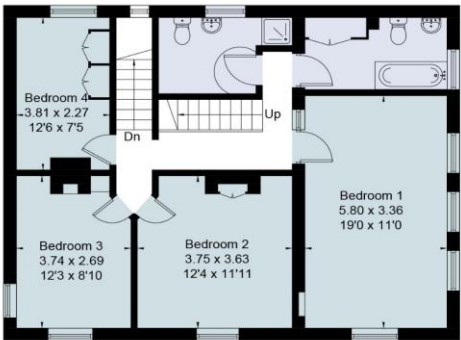




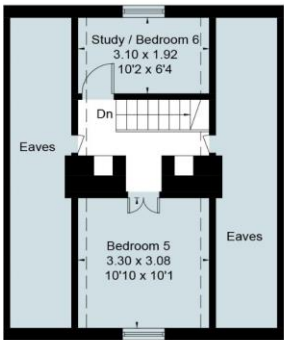
Approximate Area = 228.3 sq m / 2457 sq ft  
Garage = 32.8 sq m / 353 sq ft  
Outbuildings = 36.8 sq m / 396 sq ft  
Total = 297.9 sq m / 3206 sq ft (Including Eaves)  
Including Limited Use Area (28.8 sq m / 310 sq ft)  
For identification only. Not to scale.  
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Ground Floor

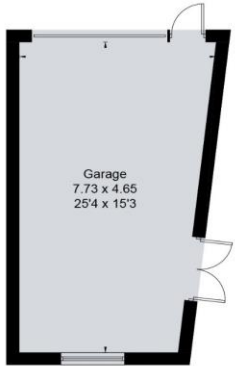


First Floor

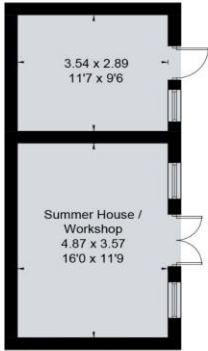


Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-)                                       | A                       |           |
| (81-91)                                     | B                       |           |
| (69-80)                                     | C                       |           |
| (55-68)                                     | D                       |           |
| (39-54)                                     | E                       |           |
| (21-38)                                     | F                       |           |
| (1-20)                                      | G                       |           |
| Not energy efficient - higher running costs |                         |           |
|   | 66                      | 79        |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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