



15 | Mill Close | Poynings | West Sussex | BN45 7AF

H.J. BURT
Chartered Surveyors : Estate Agents

15 | Mill Close | Poynings | West Sussex | BN45 7AF

Asking Price: £250,000 to £275,000 | Share of Freehold



- Spacious one bedroom ground floor maisonette
- Situated in a close on the edge of a highly sought-after Downland village
- In need of some updating and redecoration.
- Large 63' x 33' West facing rear garden backing onto fields
- Conservatory. Sitting Room. Lobby with useful storage.
- Double Bedroom. Shower Room
- Outstanding views of the South Downs & surrounding countryside
- Double glazed windows, night storage heating. No onward chain.

Description

An opportunity to purchase a deceptively spacious ground floor maisonette quietly situated in a mature location with a sunny west facing rear garden and outstanding views of surrounding countryside and the South Downs. The property is accessed via its own front door that leads to a lobby with two useful walk-in storage spaces, one was formerly the fuel store, whilst the other is large enough to convert into utility room. There is a double bedroom, a modern shower room, together with a sitting room with double glazed doors leading to the conservatory. The kitchen fitted in a modern duck egg blue fronted units and there are UPVC double glazed windows throughout. Although in need of some redecoration, this is a charming property, situated in the heart of the South Downs National Park and therefore an internal inspection is highly recommended.

Covered porch with UPVC front door leads to the Entrance Lobby to Hall where there are two useful walk in stores. One of which would make an ideal utility room. Front door leads to the entrance hall where there is a storage cupboard. The bedroom has UPVC double glazed windows with distant views towards the South Down. Decorative former fireplace, Dimplex night storage heater. The Sitting Room has a cupboard housing a Gledhill hot water cylinder with slatted shelving over. Electric wall mounted flame effect fire. Double glazed door leads to conservatory that in turn has a double-glazed door leading to the rear garden. The Kitchen is fitted in modern duck egg blue fronted units with timber work surfaces and drawers and matching cupboards. Double glazes windows overlooking the front side of the property. Single drainer stainless sink top with monochrome tap. Integrated Lamona oven and microwave over. Separate Lamona four ring halogen hob with extractor canopy over. Space for refrigerator. Outside is a shared front garden laid

to lawn with flower and shrub beds and picket fencing. Gated access leads to the lovely rear garden that is mainly laid to lawn with a concrete patio area and a rustic arch leading to the remainder of the garden that backs onto open fields and has outstanding rural views towards the South Downs. Outside water tap, timber garden shed and aluminium framed greenhouse both in the repair. The sizeable garden has a westerly aspect and measures approximately 63' x 33', and although is currently overgrown offers a superb opportunity to create a stunning outside space. Residents parking to the front. N.B There appears to be a shared access across the patio to the neighbouring property.

Location

The property is located at the end of a small close of similar houses situated on the outskirts of the sought-after and desirable village of Poynings, which is set in the South Downs National Park and offers direct access to superb walking, riding and cycling countryside. The village has a close community, and is home to the popular Royal Oak Public House. The village of Henfield, with its many local shops and variety of trades and services, is approximately three miles to the north, whilst Hassocks is approximately seven miles to the east. The City of Brighton & Hove (approx. 6 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks, within a convenient travelling distance, and access to the A23/M23 is approx. 1 mile away.

Information

Property Reference: HJB02467

Photos & particulars prepared: April 2023 (Robert Turner MNAEA)

Services: Main electric water and drainage. N.B. We understand that the tenure is a share of the freehold. Further details to be advised. EPC: D68

Local Authority: Mid Sussex District Council **Council Tax Band:** 'C'

Directions

From the offices of H.J. Burt, proceed in a southerly direction to the first mini roundabout taking the A281 signposted to Brighton. Continue along this road for approximately three miles and at the first mini roundabout, take the right turning to Poynings. Continue along this lane, and take the right hand turning into Mill Close, where the property can be found at the end. What three words: <https://w3w.co/rooks.invent.chatters>



Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk

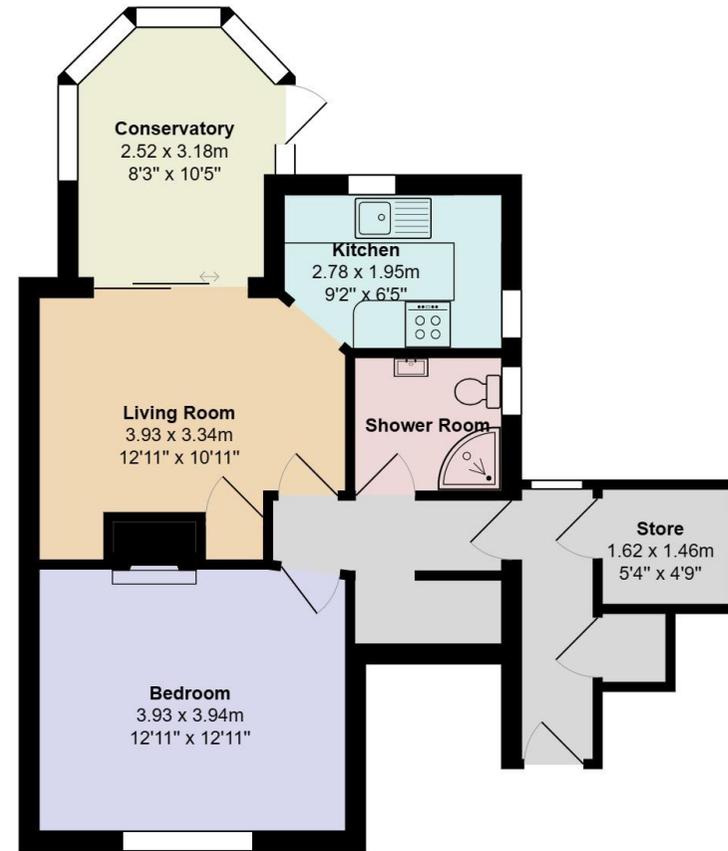
    Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Nearby view of the Downs



Total Area: 54.7 m² ... 589 ft²

All measurements are approximate and for display purposes only.

H.J. BURT
Chartered Surveyors : Estate Agents

rightmove
find your happy

UKLANDand
FARMS.co.uk

ZOOPLA

PrimeLocation.com

01273 495392 | www.hjburt.co.uk