



Price
£475,000

Freehold

3x  2x  1x 

**The Wyshe, Pyecombe,
Brighton, BN45**

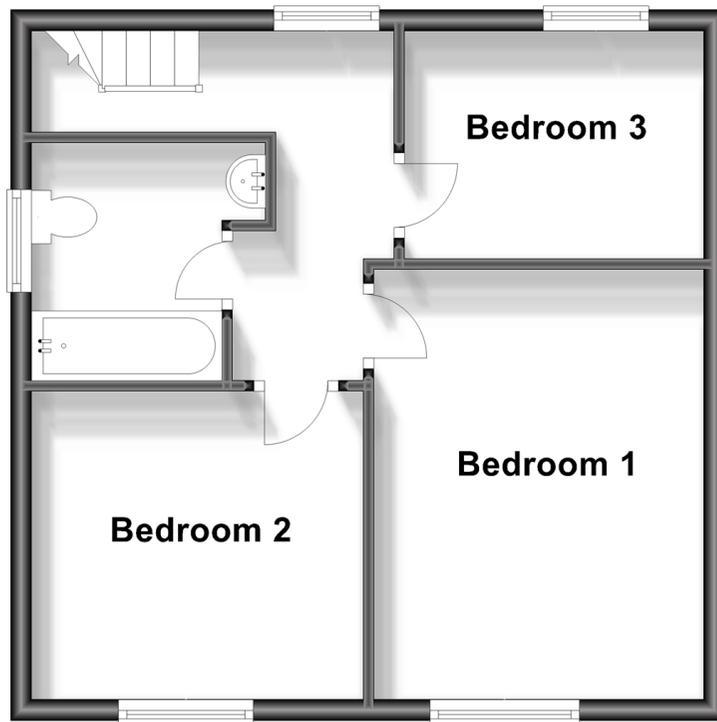
OVER 60?

Secure this property
for up to **59% less!**

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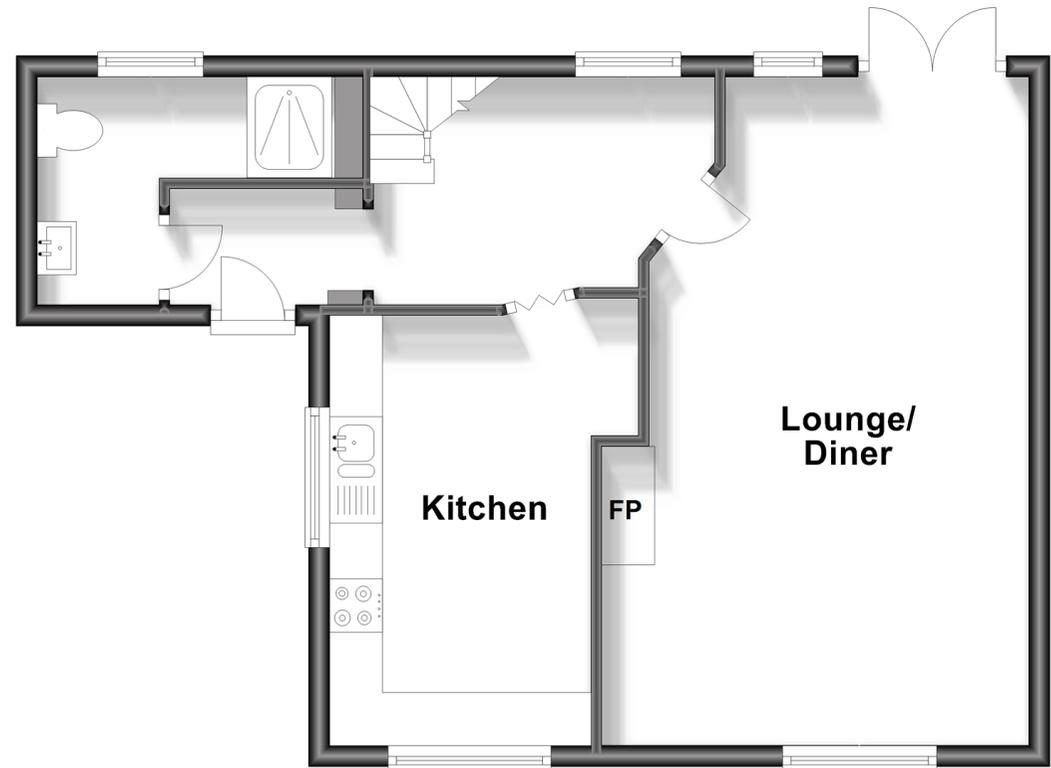
First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Ground Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge / Diner: 20'8 x 11'9 (6.30m x 3.58m)

Kitchen: 13'9 x 8'2 (4.19m x 2.49m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 13'7 x 10'4 (4.14m x 3.15m)

Bedroom 2: 9'10 x 9'10 (3.00m x 3.00m)

Bedroom 3: 9'10 x 6'6 (3.00m x 1.98m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Garden

Garden Room: 12'7 x 9'4 (3.84m x 2.85m)



Main features

- Farmhouse style kitchen with space for socialising at the dining table
- Bright dual aspect lounge with cosy log burner
- Breathtaking far-reaching views of rolling fields and wildlife
- Outbuilding, currently a 'teen room' but potential for office / gym or a country retreat bar!
- Fantastic location in village community with direct commuter links to A23



Nearest Schools

Primary Schools: Windmills Junior School, The 1.8 miles, St Lawrence CofE Primary 2.4 miles, Patcham Junior School 2.5 miles

Secondary Schools: Downlands Community School 1.9



Transport Information

Train Stations: Hassocks 1.9 miles, Preston Park 3.6 miles, Burgess Hill 4.0 miles



Address

The Wyshe, Pyecombe, Brighton, BN45



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(71) POTENTIAL: A(107)

31707474/20231101/AB1/EBO