



# Meadow View

Sayers Common, BN6 9GB

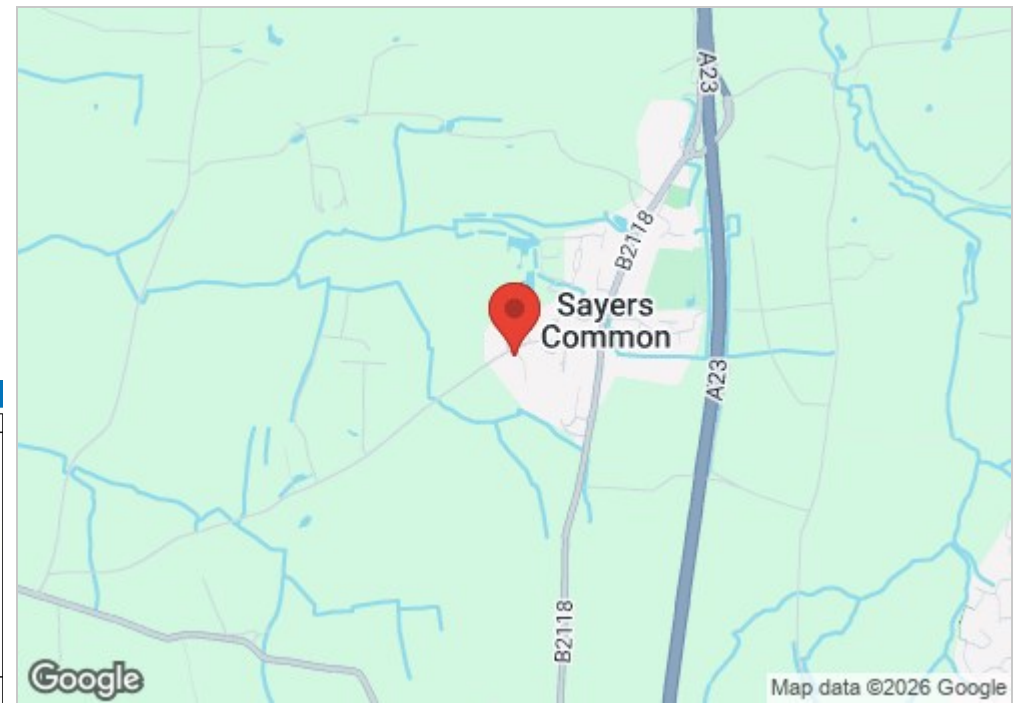
**Guide price £475,000**

Nestled in the picturesque countryside of Sayers Common, this light and spacious house offers modern living and natural beauty. Built in 2007, the property spans an impressive 1,000 square feet, including an exceptional large south-facing garden and garage, providing ample space for comfortable family living.

Upon entering, an entrance hall takes you through to a cosy snug, a convenient washroom, and an open-plan kitchen with glorious 180° South-West views, serving as the heart of the home. Upstairs, the house boasts three generously sized bedrooms, with two bathrooms and a large landing, thoughtfully designed to cater to the needs of a busy household.

One of the standout features of this property is the great-sized, established garden, offering a wonderful outdoor space, complete with a large shed (with power), greenhouse, patio and seating area ideal for families, and gardening or outdoor enthusiasts.

This beautifully presented property is perfect for those seeking a peaceful lifestyle in a convenient location near local amenities such as a popular village Community Shop, as well as being accessible to Gatwick, Brighton and London.

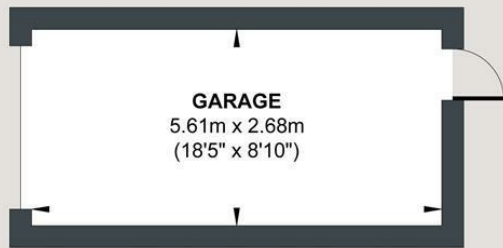


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England & Wales		EU Directive 2002/91/EC

- End of chain
- Great size garden
- Garage
- Countryside setting
- Open plan living
- Snug room

# MEADOW VIEW

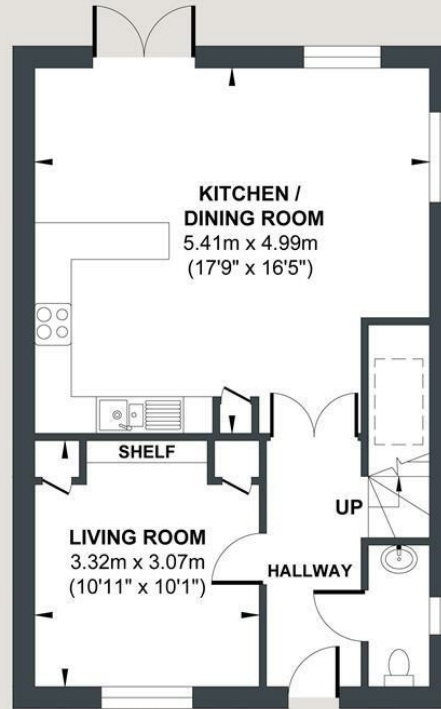
Approx. Gross Internal Floor Area (Excluding Garage) = 91.26 sq m / 982.30 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



**GARAGE**  
 5.61m x 2.68m  
 (18'5" x 8'10")

GARAGE

**Approximate Floor Area**  
 161.78 sq ft  
 (15.03 sq m)



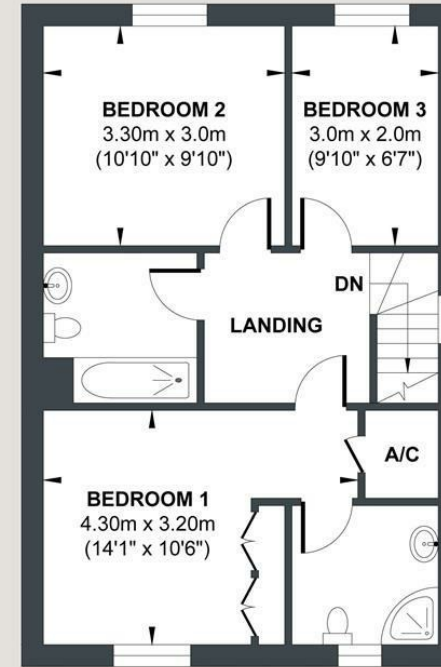
**KITCHEN / DINING ROOM**  
 5.41m x 4.99m  
 (17'9" x 16'5")

**LIVING ROOM**  
 3.32m x 3.07m  
 (10'11" x 10'1")

HALLWAY

GROUND FLOOR

**Approximate Floor Area**  
 491.15 sq ft  
 (45.63 sq m)



**BEDROOM 2**  
 3.30m x 3.0m  
 (10'10" x 9'10")

**BEDROOM 3**  
 3.0m x 2.0m  
 (9'10" x 6'7")

LANDING

**BEDROOM 1**  
 4.30m x 3.20m  
 (14'1" x 10'6")

A/C

FIRST FLOOR

**Approximate Floor Area**  
 491.15 sq ft  
 (45.63 sq m)



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All measurements are approximate



