





Barley Cottage, 103 Keymer Road

Keymer, Hassocks

A unique and characterful detached chalet style cottage tucked away close to the church in the heart of Keymer village. Presently arranged as two bedrooms but with scope to alter the existing accommodation to create three bedrooms if required and subject to obtaining any necessary consents.

Entrance Porch: uPVC double glazed front door to:-

Hall: ceramic tiled floor, uPVC double glazed window to front, fitted dresser style storage, arch to:-

Sitting Room: cast iron log burner on solid granite hearth and ceramic tiled back. uPVC double glazed window to front, fitted carpet, door to inner hall, archway to:-

Triple Aspect Kitchen/Dining Room: partially vaulted ceiling with exposed timbers and two double glazed 'Velux' windows. Modern shaker style units at eye and base level with chrome handles, laminate worktops and upstands, space for range cooker with tiled splashbacks, composite sink unit, space for tall fridge freezer. Space and plumbing for washing machine, laminate flooring, uPVC double glazed windows to front and side. uPVC double glazed window and half glazed door to rear garden.

Inner Hall: fitted carpet, stairs to first floor, doors to bath/shower room and to:-

Bedroom 2: uPVC double glazed double doors to rear garden.



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Re-fitted Bath and Shower Room: contemporary white suite, oversized shower cubicle with twin headed shower, pedestal wash hand basin, panel enclosed bath, low level WC, towel rail radiator, vinyl tiled floor, tiled splashbacks, vanity cupboard, uPVC double glazed window.

First Floor: Attic Room 1: considered ideal for conversion STANC's, 'Glow Worm' combi boiler, light and power, good ceiling height.

Bedroom 1: fitted carpet, uPVC double glazed window to front. Sliding doors and step into:-

Attic Room 2: carpet tiled floor, uPVC double glazed window with church steeple and views to South Downs National Park. Agents note: currently utilised as a home office.

Outside

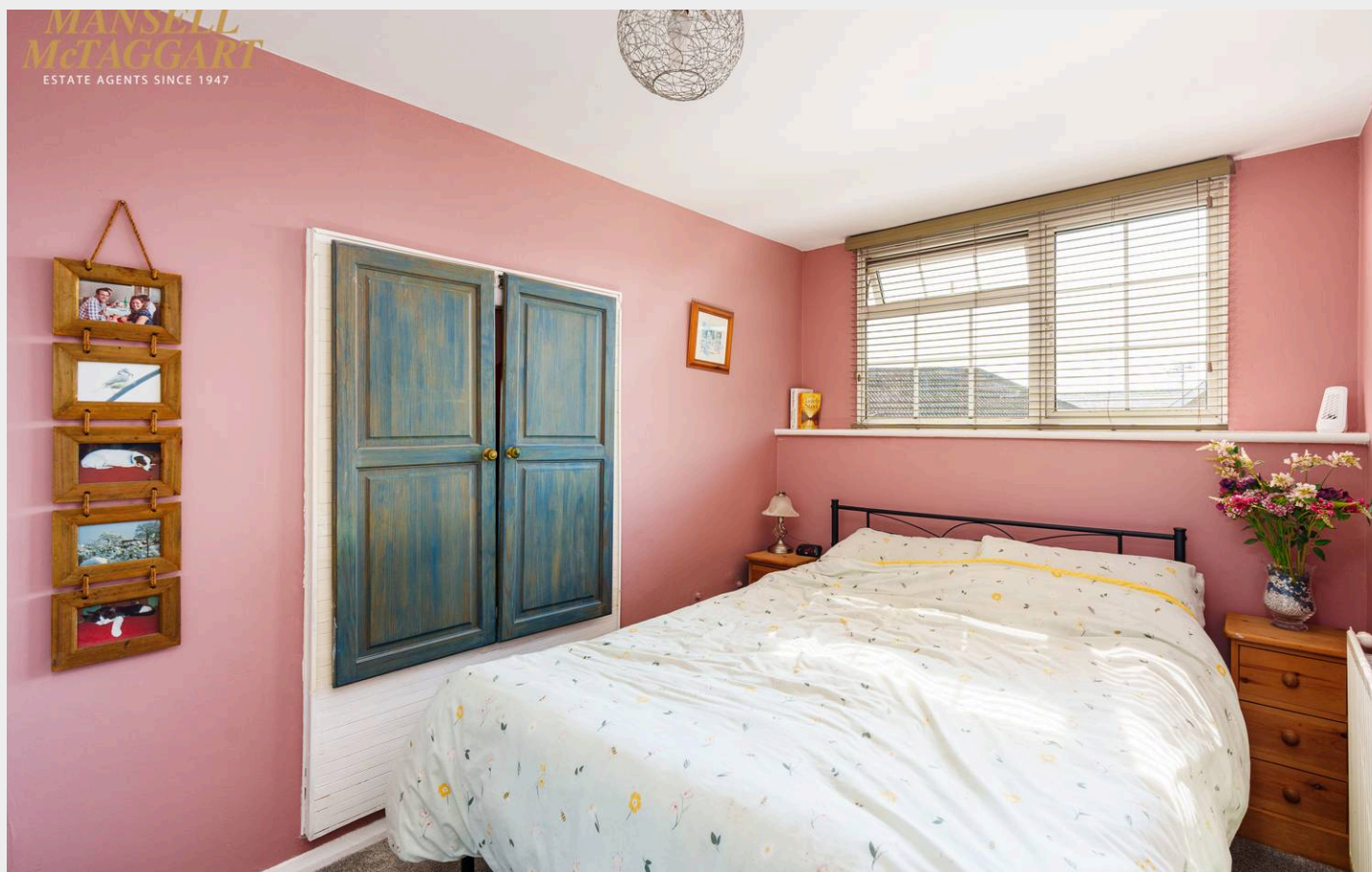
Drive/Hardstanding: for parking

Garage: double doors, light and power, window to side.

Gardens: on three sides. Greenhouse, timber shed with power, patio areas, meandering pathways with planted borders and timber archways with mature climbing plants, lawn with timber decked terraces, timber summerhouse, gated access both sides.

Solar for Electric remainder 10 year warranty.

Council Tax band: D, EPC: D





First Floor
25.2 sq m / 271 sq ft



Ground Floor
67.3 sq m / 724 sq ft

BESPOKE

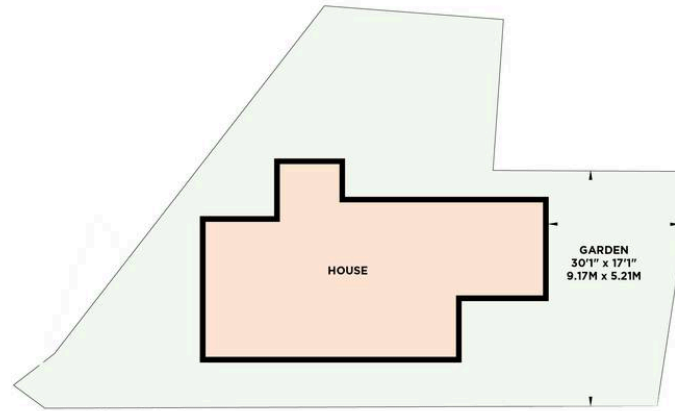
PROPERTY MARKETING

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KEYMER ROAD

APPROXIMATE GROSS INTERNAL AREA
79.3 sq m / 853 sq ft

INCLUDING LIMITED USE AREA OF
(GARAGE & LOFT ROOM)
26.5 sq m / 285 sq ft



Site Plan

	Ceiling Height
	Hot Water Tank
	Fridge / Freezer
	Head Height Below 1.5m
	Measuring Points
	Storage Cupboard
	Fitted Wardrobes
	Garden Shortened for Display
	Boiler
	Skylight



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