



**MANSELL
McTAGGART**
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12 Goldcrest Drive, Sayers Common, BN6 9EH

In Excess of **£260,000**



12 Goldcrest Drive

Sayers Common,

A beautifully presented one double bedroom, ground floor, purpose built apartment, constructed in 2021 by Linden Homes. Updated and improved from the original specification by our vendor and with scope to divide to create a second bedroom (if required and subject to any necessary consents) as has been the case in a neighbouring property.

Communal front door with entry telephone.

Carpeted Communal Hall

Front door to:-

Hall: laminate wood effect floor, part panelled walls, built in storage cupboard with shelving and plumbing for washing machine.

Open Plan Kitchen/Breakfast Room: white high gloss units at eye and base, laminate worktops, ceramic tiled splashbacks, one bowl, one drainer stainless steel sink unit, space and plumbing for washing machine, 'Indesit' oven and four ring gas hob, concealed fitted hood, integrated fridge freezer, tall storage cupboard, wall cupboard conceals 'Logic' combi boiler. Laminate wood effect flooring, space for breakfast table and chairs, uPVC double glazed window to rear with plantation style shutter.



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Sayers Common,

Living/Dining Room: fitted carpet, bespoke fitted cupboards and display shelving, two uPVC double glazed windows to front with plantation style shutters.

Bathroom/WC: white suite, panel enclosed bath, shower over, glass screen, low level WC, cupboard with onset wash hand basin, fitted bespoke shelved cupboard, laminate wood effect floor, tiled splashbacks, part panelled walls, uPVC double glazed window with plantation shutters.

Double Bedroom: including bespoke fitted furniture, part panelled walls, fitted carpet, uPVC double glazed window to front with plantation shutters.

Outside:

Two Parking Spaces: both numbered 5

Area of Communal Garden

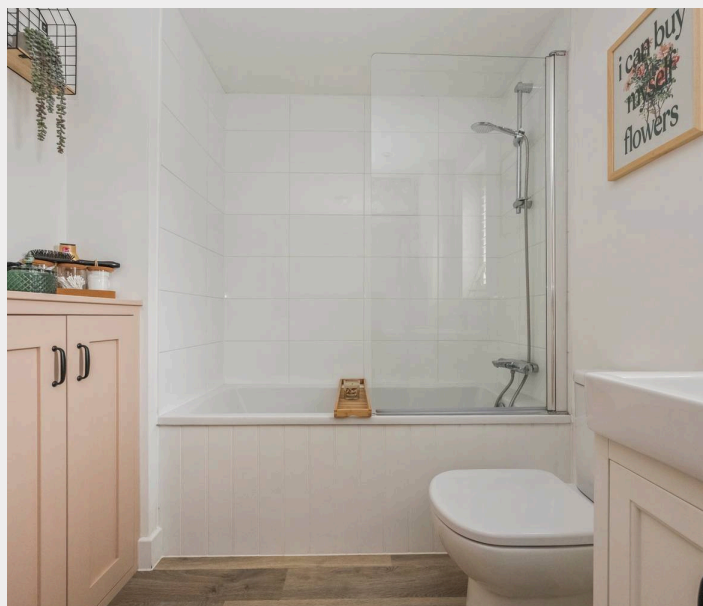
Communal Bin Shed

Remainder 10 year NHBC

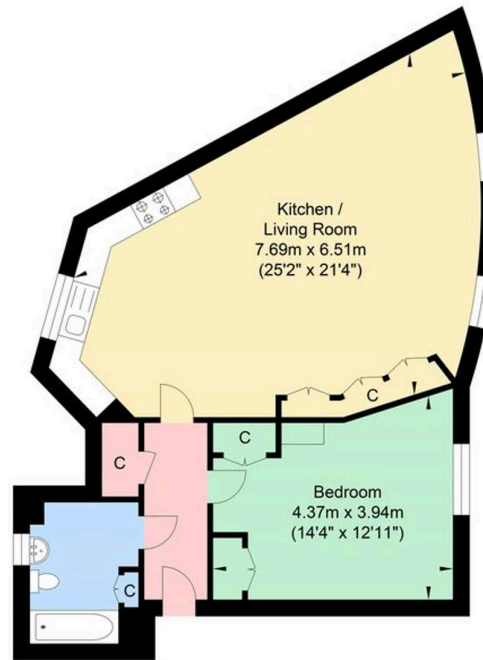
Communal Cycle Store

Spacious living/dining room with bespoke fitted furniture (scope to divide this space)

- 999 year lease from 2021
- Two allocated car parking spaces
- Communal gardens – cycle store – bin store
- Council tax band: B , Energy performance rating: B



Goldcrest Drive



Ground Floor
Approximate Floor Area
681.78 sq ft
(63.34 sq m)

Approximate Gross Internal Area = 63.34 sq m / 681.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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