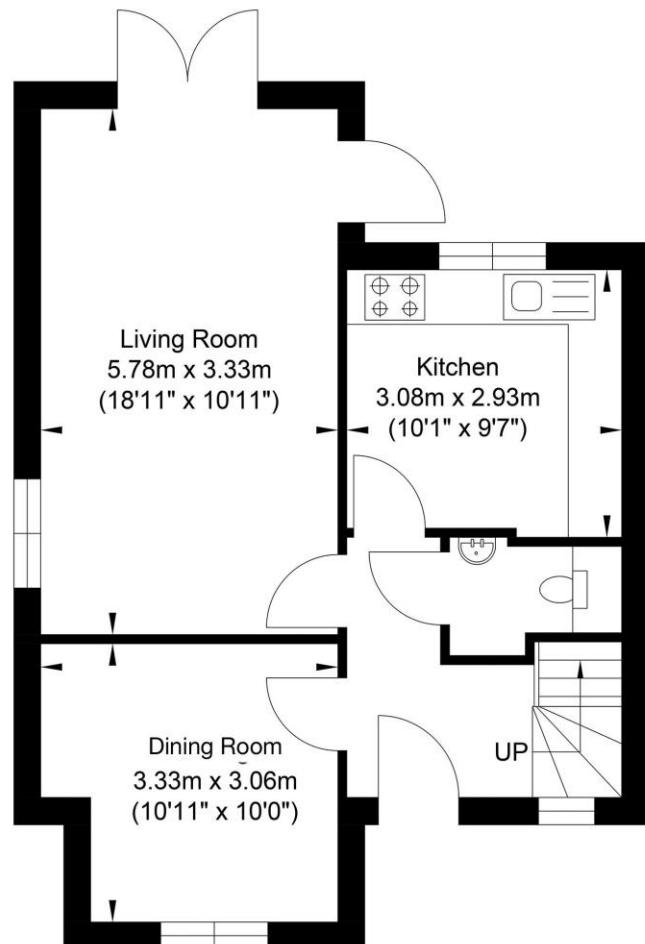
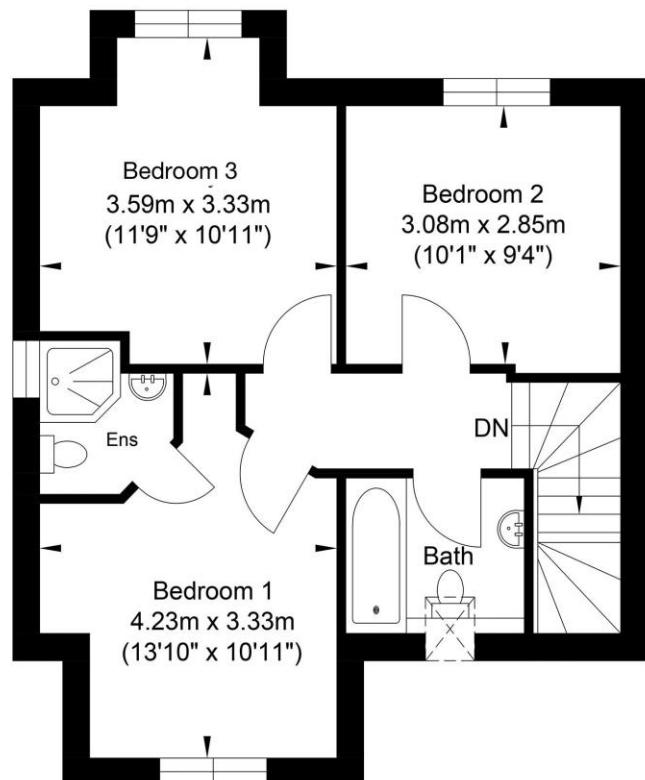


*the floorplan...*



Ground Floor  
Approximate Floor Area  
510.74 sq ft  
(47.45 sq m)



First Floor  
Approximate Floor Area  
460.15 sq ft  
(42.75 sq m)

Approximate Gross Internal Area = 90.20 sq m / 970.90 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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*more details from...*

call: Steyning office: **01903 251200**  
email: [steyning@mansellmctaggart.co.uk](mailto:steyning@mansellmctaggart.co.uk)  
web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
McTAGGART**  
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

*A bespoke development of just four high specification new build family homes, situated in the picturesque village of Pyecombe*

£550,000

Freehold

Forge Close, Brighton BN45 7BJ



**MANSELL  
McTAGGART**  
Trusted since 1947

## in brief...

- Exclusive Development Of Just Four Stunning Homes!
- Last New Development Within The Pyecombe Area For Many Years
- Fantastic Specification Throughout
- Building Guarantee Warranty On All Plots
- Incredible Location Benefiting From Stunning Views And Excellent Transport Links
- Parking And Landscaped Gardens
- High Efficiency Gas Boilers
- Exclusive To Mansell McTaggart
- Predicted EPC Rating - B
- Exact Details And Finishes To Be Confirmed



## *The Perfect Modern Family Home!*



## in more detail...

A unique opportunity to purchase one of just four brand new stunning and unique family homes situated in the beautiful, rural Pyecombe but still within a stone's throw of the vibrant city of Brighton and Hove!

Number Ten comes with a nearly six metre living room opening onto a suitably sized garden, modern kitchen with integrated appliances including oven, fridge/freezer, dishwasher, microwave and washing machine and Porcelanosa floor tiling under foot.

(Materials may change subject to availability at time of fitting).

Separate formal dining room/office overlooking the front aspect and an accessible downstairs WC completes the ground floor.

Upstairs the property benefits from two double bedrooms (The master having an en-suite shower room) and a very large study room.

The first floor is completed by the modern family bathroom – Exact specification to be confirmed.

Outside you have a good-sized rear garden with areas of lawn and paved terrace, and to the front you have an attractive approach to the house and parking.

Please enquire with Mansell McTaggart for more details and exact specifications as and when they become available.

These lovely homes will sell FAST, book your appointment for more details today.



## *the location...*

Perfectly positioned near the church with The Plough pub/restaurant and an M&S Simply Food accessed down the road via Church Lane.

Being located on the South Downs Way means various country walks are in the vicinity and Pyecombe Golf Club is not too far away and accessed from the A273.

BY ROAD - There is easy road access to the A23 for links to either the motorway network (including Gatwick & Heathrow) or for journeys into Brighton city centre and mainline station for services to London.

There is also easy road access to the nearby A273 for journeys to Hassocks for shops and mainline station.

DIRECTIONS - From the office head north on the A23 passing the roundabout and move into the left-hand lane.

After passing under the A23 take the first left into London Road (Pyecombe), turn right just before The Plough pub, proceed for 150 yards and the entrance to the development will be clearly displayed on your right-hand side.

## *worth bearing in mind...*

50% of the properties are now sold! The build is nearing completion and viewing slots are available.