



WHITETHORNE, STATION ROAD
SHARPTHORNE

JACKSON-STOPS 

WHITETHORNE, STATION ROAD, SHARPTHORNE, RH19 4NY

ASKING PRICE £760,000 SUBJECT TO CONTRACT

A BRAND NEW, METICULOUSLY DESIGNED,
FOUR BEDROOM FAMILY HOME LOCATED
IN A POPULAR WEST SUSSEX VILLAGE



DESCRIPTION

Whitethorne is one of a pair of brand new four bedroom detached family homes due for completion in Q4 2020. It has been meticulously designed and built by local developer, Shire Barns Developments.

The property is arranged over just two storeys, giving an excellent balance of living and sleeping accommodation.

The ground floor comprises of a reception hall, a spacious double aspect formal sitting room, a 22' square (max) kitchen /dining / family room with bi-fold doors onto the west facing garden, a separate utility room, study / home office and a cloakroom. There is also internal access into the garage.

The first floor is approached via a striking Scandinavian redwood staircase. The main bedroom features an indulgent fully fitted dressing room as well as an en-suite shower room. Bedroom 2 features a generous allocation of fitted wardrobes and has its own en-suite shower room. There are two further double bedrooms which share a beautifully finished family bathroom with a separate shower cubicle.

The property features a part boarded attic access via a loft ladder.

Whitethorne has a delightful west facing garden, with a generous patio and lawned area.

There is also extensive landscaping to the front of the house and off-street parking for two cars.

For added peace of mind, Whitethorne comes with a 10 Year NHBC warranty.

SPECIFICATION HIGHLIGHTS

WINDOWS & JOINERY

Oak framed porch
Composite anthracite front door with multipoint locking
uPVC double glazed windows
Oak veneered internal doors with brushed stainless-steel ironmongery
Scandinavian redwood staircase
Three fitted double wardrobes to the master bedroom dressing room
Fitted double wardrobes to bedroom 2

KITCHEN

Handmade and hand painted shaker-style kitchen with breakfast bar
Carrera quartz worktop and upstands
A full range of integrated appliances including:

- Double oven
- Microwave
- 5 ring induction hob
- Full height fridge/freezer
- Dishwasher
- Extractor hood

Franke stainless steel sink with mono-block tap
Porcelain floor tiling
Bifold doors opening onto patio

UTILITY ROOM

Handmade and hand painted shaker-style units to match the kitchen
Carrera quartz worktop and upstands
Franke stainless steel sink with mono-block tap
Porcelain floor tiling
Spaces for washing machine and tumble dryer

BATHROOMS & EN-SUITES

Contemporary white bathroom suites
WC with concealed cistern
Basin with mono-block tap
Double ended bath with bath filler
Showers with Aqualisa thermostatic shower
Carrera quartz worktop behind sanitaryware
Porcelain floor tiling
Porcelain wall tiling to showers and splash back to bath
Chrome heated towel rail
Shaver socket

HEATING & HOTWATER

Zoned underfloor heating to the ground floor with individual room thermostats
Radiators with individual thermostatic valves to the first floor
Air Source Heat Pump with pressurised hot water cylinder
Vent axia whole home ventilation system with heat recovery

ELECTRICAL, LIGHTING & TECHNOLOGY

Low voltage LED downlighters to kitchen/dining room, living room and bathroom/shower rooms
White light switches and sockets
TV points with cable and satellite provision to every habitable room
Telephone points to under stairs, study and master bedroom
Cat 6 points to every habitable room for the hardwiring of smart TVs, seamless broadband distribution and efficient computer networking
Ducting for fibre broadband from the road to each property

STATION ROAD, SHARPTHORNE, RH19 4NY

TOTAL APPROX. FLOOR AREA 2,456 SQ.FT. / 228.2 SQ. M (INCLUDING GARAGE)

PROPERTY INFORMATION:

Photographs: Please note the external image is computer generated (CGI) and all internal photographs are of a past development by Shire Barns Developments and are indicative only.

Viewing: Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Tax Band: To Be Confirmed

Local Authority: Mid Sussex District Council

EPC: Predicted EPC on Request

Tenure: Freehold

Latitude: 51.076552

Longitude: 0.042162

Whitethorne, Station Road, Sharpthorne, RH29 4NY

APPROXIMATE GROSS INTERNAL AREA = 2456 SQ FT / 228.2 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID674699)
Produced for Jackson - Stops

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

66 HIGH STREET, LINDFIELD, SUSSEX, RH16 2HL

01444 484400

midsussex@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910