



1 Quibell House, 37 New Heritage Way,
North Chailey BN8 4GF



£260,000 for 100% or £78,000 for
30%

**MANSELL
McTAGGART**
— Trusted since 1947 —

1, Quibell House

A well presented TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT located in this popular semi-rural development.

The front door with intercom door entry leads into a communal hall. Your own front door then leads into the hall which has two storage cupboards. Off the hall is the L shaped dual aspect LOUNGE/DINING/KITCHEN area, the lounge area has a window to the front and the kitchen area has an oven, hob & integrated dishwasher.

There are TWO BEDROOMS, one of which has a built in wardrobe cupboard and a modern bathroom. Further benefits include gas fired central heating and double glazing.

Outside there is an allocated PARKING SPACE and the property is set in delightful grounds including an open green, a woodland walk & a communal hall.

125 year lease of which 119 years remain. Service Charge £126.16 pcm Ground Rent £250 pa rising by £250 every 25 years.

- A WELL PRESENTED TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT LOCATED IN THIS POPULAR SEMI-RURAL DEVELOPMENT
- COMMUNAL ENTRANCE HALL & OWN HALL
- OPEN PLAN LIVING ROOM/DINING AREA/KITCHEN
- TWO BEDROOMS & BATHROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- LOVELY COMMUNAL FACILITIES INCLUDING AN OPEN GREEN, WOODLAND WALK & HALL
- LEASEHOLD EPC C COUNCIL TAX BAND C LEWES



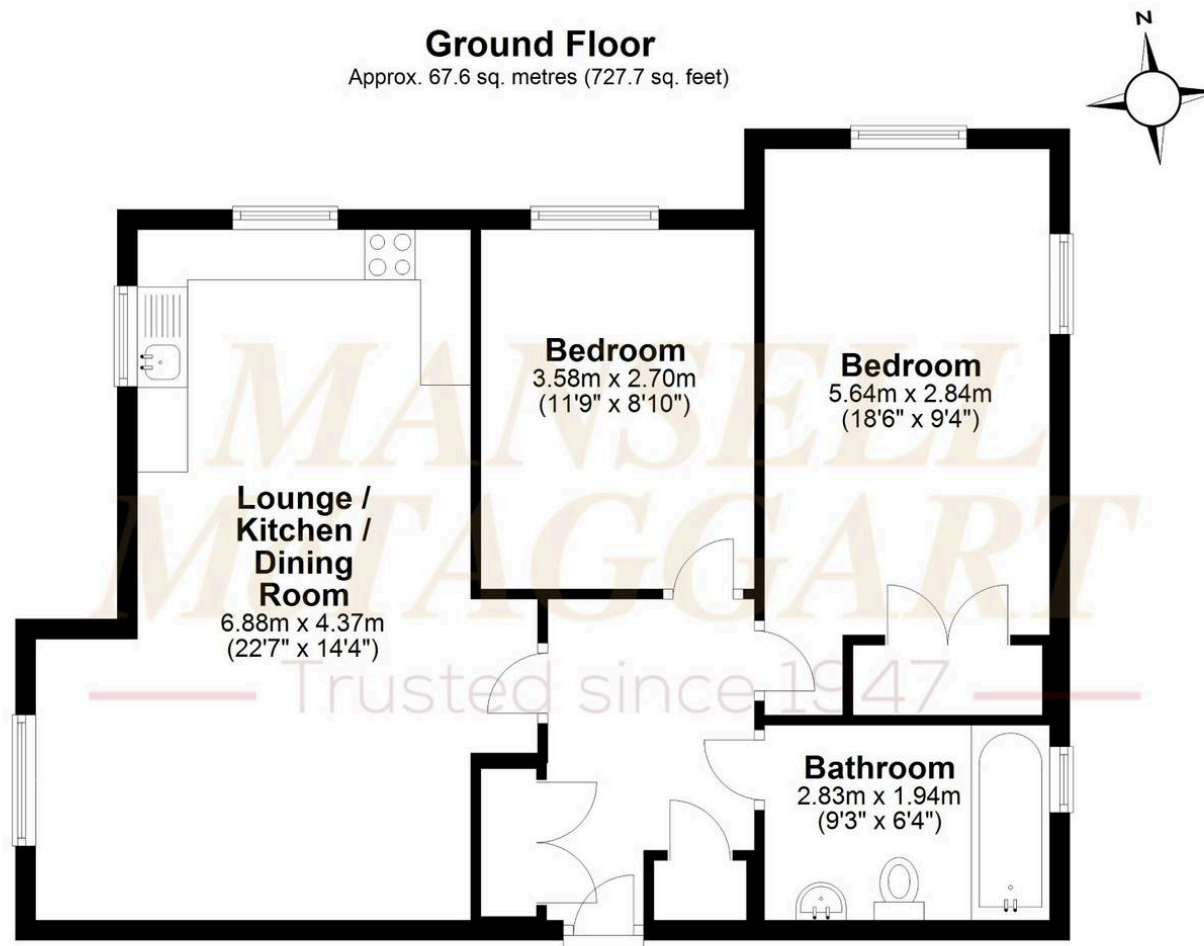


1, Quibell House

Situated in a lovely semi-rural area close to the popular village of North Chailey with its nearby open areas of the Chailey Common Nature Reserve, being a beautiful vast common with interesting old windmill, lovely walks, views and wildlife. This pretty area of the county is interspersed with footpaths and bridleways linking with the neighbouring districts, ideal for walking or riding. North Chailey is a small village with a garage/convenience store. There are primary schools at both Chailey Green and Newick and a secondary school at South Chailey. Haywards Heath is approximately 5 miles to the west, where there is an extensive range of shops, stores and mainline railway station with fast and frequent rail services to London (Victoria/London Bridge 45 minutes) and the south coast. Extensive shopping facilities and railway stations can also be found at Lewes, Uckfield and East Grinstead.



DIRECTIONS From our Newick office on the village green proceed in a westerly direction towards Haywards Heath on the A272. At the two mini roundabouts at North Chailey turn right at the first one, signposted to Sheffield Park. Then take the first main turning on the left which is Warrs Hill Lane. Drive along here for a few hundred yards and then turn right into the development itself. Go past the open & green & Quibell House is opposite the hall.



Total area: approx. 67.6 sq. metres (727.7 sq. feet)

Illustration for guidance purposes only and not to scale. Measurements are approximate. Copyright Roots Property Marketing.
Plan produced using PlanUp.

Mansell McTaggart Newick

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