



33 Charters Gate Way, Wivelsfield Green, East Sussex RH17 7EW

Guide Price £400,000



**MANSELL
McTAGGART**
Trusted since 1947



A very well presented 3 bedroom end of terrace house situated within a cul-de-sac on this very popular new development close to countryside and several large playing areas on the eastern edge of the village within a 5-10 mins walk of the popular primary school, local pub and village store/delicatessen/post office.

- 3 bedroom house on popular development
- Located on semi-rural edge of village
- Easy walk to local pub, store & primary school
- Chailey Secondary School catchment area
- 3-4 miles from Haywards Heath & Wivelsfield stations
- Spacious kitchen/breakfast room with built-in appliances
- Lounge with panelled wall & doors to garden
- Master bedroom with en-suite shower room
- Fully enclosed rear garden with side gate
- 2 allocated parking spaces directly outside
- Charters Gate Way is a privately managed development for which there is an estate charge of £469.44 per year
- EPC rating: B - Council Tax Band: D

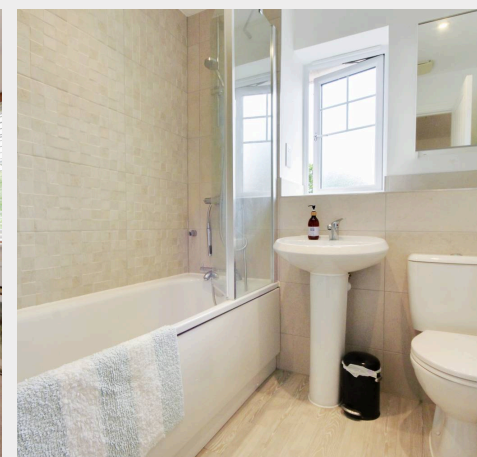
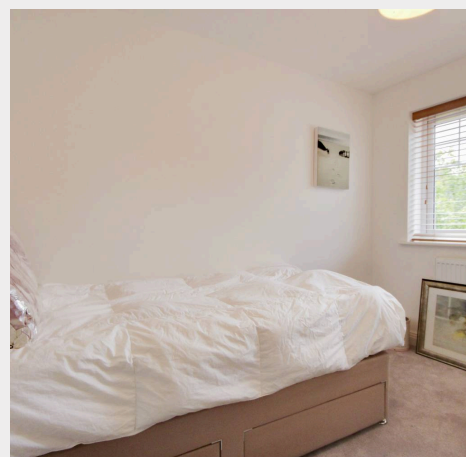
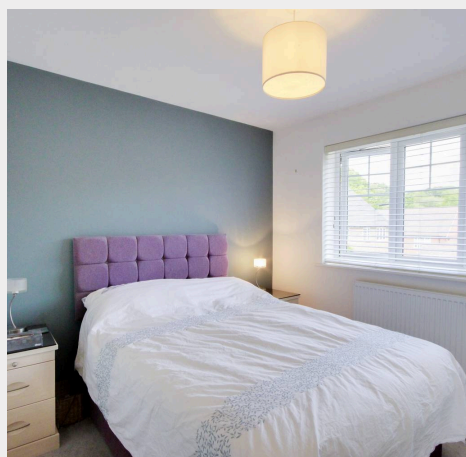


The property is located in this relatively new development on the eastern outskirts of Wivelsfield Green close to countryside and within an easy 10 minute walk of the village store/delicatessen/post office, pub, excellent primary school and adjoins open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and both Ditchling and Chailey Common nature reserves. Children from the village go onto Chailey Secondary School in nearby South Chailey for which there is a school bus. The village has an excellent community and numerous sports clubs and leisure groups. The towns of Haywards Heath and Burgess Hill are both within 3-4 miles where there are extensive shopping and recreational facilities, leisure centres and railway stations. A faster rail service to London is available from Haywards Heath.

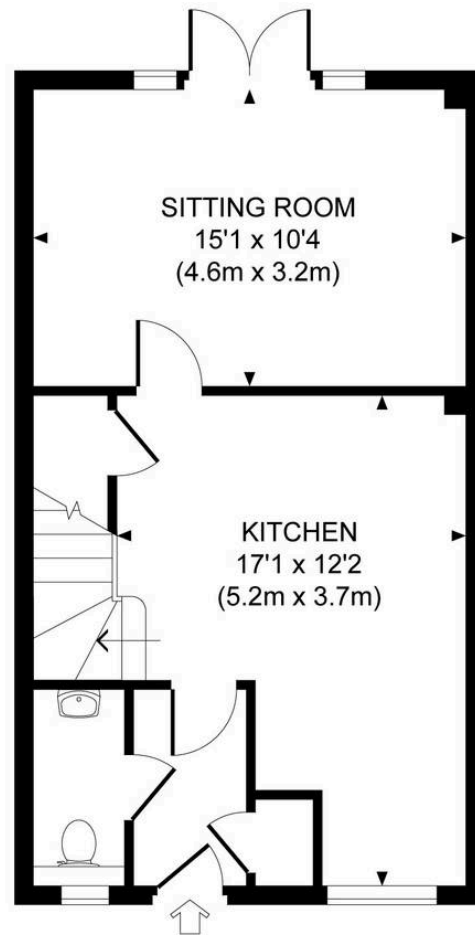
By road, access to the major surrounding areas can be swiftly gained via the B2112 and the new Haywards Heath/A272 relief road linking with the A/M23 at Bolney.

Distances: (approx. in miles on foot/car/rail)

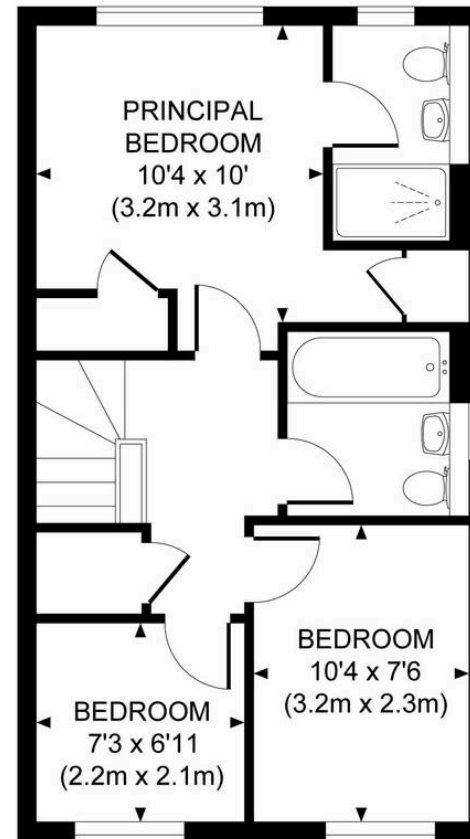
Wivelsfield County Primary School 0.4 Chailey Secondary School 3.5 (school bus) The Cock Inn pub & Village store 0.3 Wivelsfield station in Burgess Hill 3.2 Hayward Heath station 4.1 (fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins). A23 at Bolney 9 Gatwick Airport 17 Brighton seafront 14



Approximate Gross Internal Area
838 sq ft / 77.9 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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