



6 Woodland View, South Chailey BN8 4FS

£475,000



**MANSELL
McTAGGART**
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6 Woodland View

A modern **DETACHED 3 BEDROOM HOUSE** built by Antler Homes on the outskirts of South Chailey in 2021 as part of the Old Hamsey Lakes Development with **WOODLAND WALKS** around.

There is a formal front garden with covered entrance porch & door opening into the entrance hall, cloakroom wc, **WELL EQUIPPED KITCHEN** with Siemens electric oven & hob & cooker hood over, dishwasher, washing machine & **WORCESTER LPG GAS BOILER**. The **DUAL ASPECT LIVING ROOM** is at the back of the house with double glazed double doors to the rear garden with patio & lawn areas. The first floor has three bedrooms, **TWO FITTED WARDROBES**, ensuite shower room & family bathroom.

The heating is LPG & supplied by a communal tank that serves the development. There is **UNDERFLOOR HEATING** downstairs & **RADIATORS** upstairs. The windows & doors are **DOUBLE GLAZED**. There is a garage at the side with driveway for **OFF STREET PARKING** for 2 cars & **ELECTRIC CAR CHARGING POINT**. The enclosed rear garden **BACKS SOUTH** & has patio & lawn areas.

- DETACHED 3 BEDROOM HOUSE WITH SOUTH FACING GARDEN
- WELL EQUIPPED KITCHEN WITH APPLIANCES
- BUILT IN 2021 BY ANTLER HOMES
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- GROUND FLOOR UNDER FLOOR HEATING & FIRST FLOOR RADIATORS
- GARAGE WITH DRIVEWAY & ELECTRIC CHARGING POINT
- LPG CENTRAL HEATING FROM COMMUNAL TANK SUPPLYING THE DEVELOPMENT
- FREEHOLD EPC RATING C COUNCIL TAX BAND E



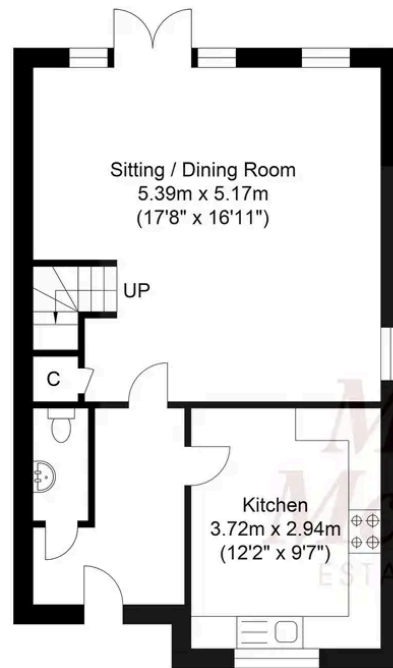


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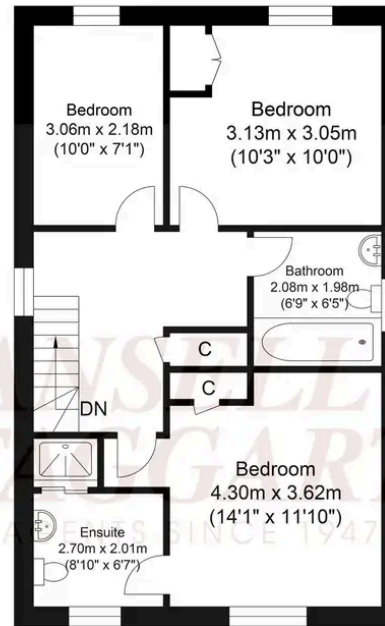
The development is situated towards the southern end of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school. There is a primary school, pub and church in Chailey Green about a mile to the north. The village is surrounded by open countryside which is interspersed with footpaths and bridleways linking the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe. The towns of Lewes, Burgess Hill and Haywards Heath are within 6 to 7 miles and all offer extensive shopping, recreational facilities and mainline railway stations, (Haywards Heath to Victoria/London Bridge approximately 45 minutes). By road, access to the major surrounding areas can be gained via the A275 which runs through the village with the A272 to the north and the A27 at Lewes to the south.



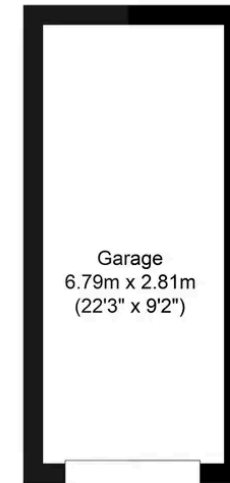
DIRECTIONS: From our office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching the two mini-roundabouts at North Chailey. Here turn left at the second of these two roundabouts heading south on the A275 in the direction of Lewes. Continue along this road, through the village of South Chailey, keep going & Old Hamsey Lakes is on the left hand side just past a row of cottages called Bevernbridge Cottages.



Ground Floor
Approximate Floor Area
503.64 sq ft
(46.79 sq m)



First Floor
Approximate Floor Area
521.61 sq ft
(48.46 sq m)



Garage
Approximate Floor Area
205.37 sq ft
(19.08 sq m)



Approximate Gross Internal Area (Excluding Garage) = 95.25 sq m / 1025.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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