



16 The Martlets, South Chailey BN8 4QG

£325,000



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16 The Martlets

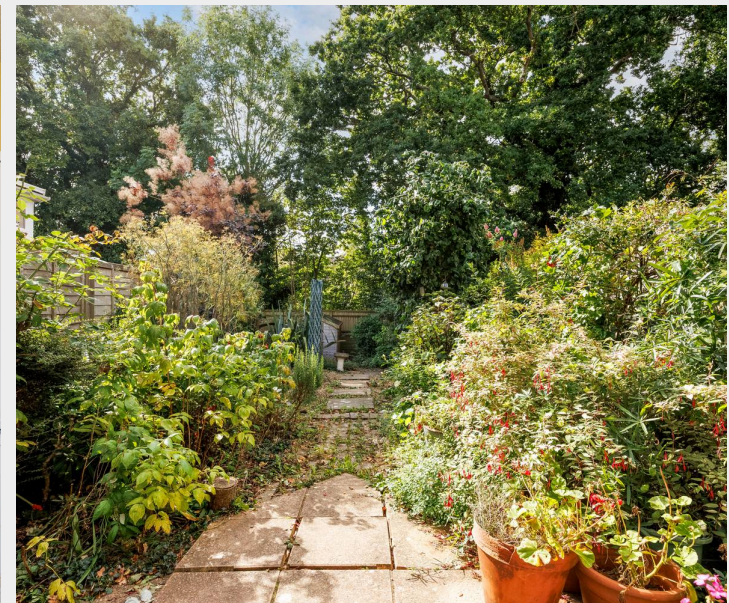
A TWO BEDROOM SEMI-DETACHED HOUSE set at the end of this popular no through road close to the secondary school with a south facing garden & NO ONWARD CHAIN

The front door leads into the hall which has stairs rising to the first floor. Off the hall to the front is the kitchen and to the rear is the 14'10 × 13'9 living room/dining room which has a WOODBURNER and double patio doors to the garden.

On the first floor are two good sized bedrooms, one of which has a built in wardrobe cupboard and a there is a bathroom with bath & electric shower. Further benefits include double glazing and electric heating.

Outside there is a DOUBLE LENGTH PARKING SPACE, a small front garden and a SOUTH FACING REAR GARDEN with paved terrace, central path with flowers & shrubs to either side.

- A TWO BEDROOM SEMI-DETACHED HOUSE SET AT THE END OF THIS POPULAR CLOSE WITH A SOUTH FACING GARDEN & NO ONWARD CHAIN
- HALL & KITCHEN
- LIVING ROOM/DINING ROOM WITH WOODBURNER
- TWO GOOD SIZED BEDROOMS & BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- DOUBLE LENGTH PARKING SPACE
- SMALL FRONT GARDEN & SOUTH FACING REAR GARDEN
- FREEHOLD EPC E COUNCIL TAX BAND C LEWES





16 The Martlets

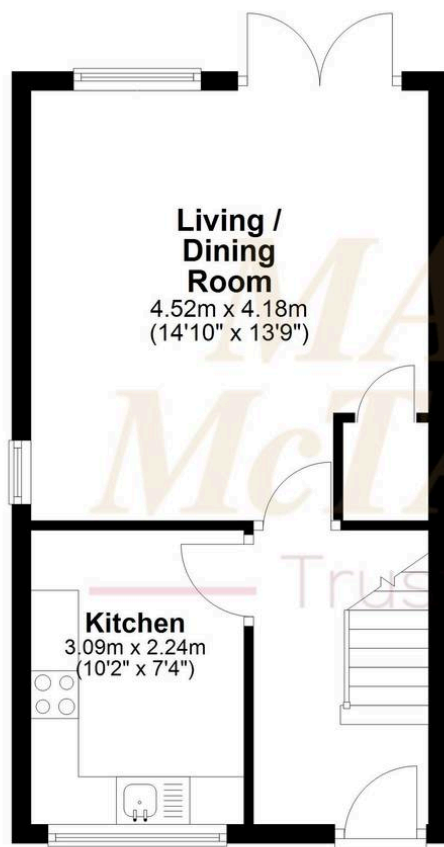
Situated within easy reach of all the local amenities which include a convenience store with post office facilities, a popular secondary school and doctor's surgery only a few minutes away. There is a primary school, pub and church in Chailey Green about a mile to the north. The village is surrounded 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 (bus service available), 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 North Chailey. At the two mini roundabouts, turn left at the second heading south along the A275 in the direction of Lewes. Proceed along this road for a couple of miles until reaching South Chailey. Turn right into Mill Lane, which is signposted to Chailey School. Go past the school and The Martlets is on your left. Go down to the end, then turn right and number 16 will be on your left

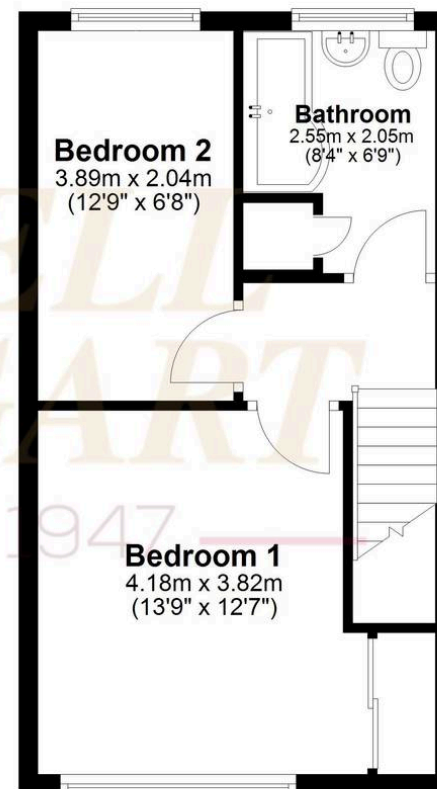
Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 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

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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