



62 Charters Gate Way, Wivelsfield Green, RH17 7EW

Guide Price £650,000 – £675,000





A 4 bedroom detached family house occupying one of the biggest plots and really great position in this popular new development overlooking a large open green close to countryside and within a short walk of the excellent local primary school the local pub and Village store.

Estate charges: £750.42 for the current year

Managing agents: Remus

- Detached family home on launch plot
- Cul-de-sac position within this very popular development
- Short walk of primary school, pub and shop
- Lots of large greens and countryside nearby
- Enormous family side kitchen/dining room – Utility
- Lounge with patio doors – separate study/dining room
- Master bedroom with en-suite shower room
- Driveway (potential to make larger – STPP) and garage along the side
- 47' x 40' (average) fully enclosed rear garden
- Chailey secondary school catchment area (bus)
- Easy drive of Haywards Heath, Wivelsfield & Burgess Hill railway stations and shops
- Council Tax Band 'F' and EPC 'B'



The property is located in a cul-de-sac within this relatively new development on the eastern outskirts of Wivelsfield Green close to countryside and with 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 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),

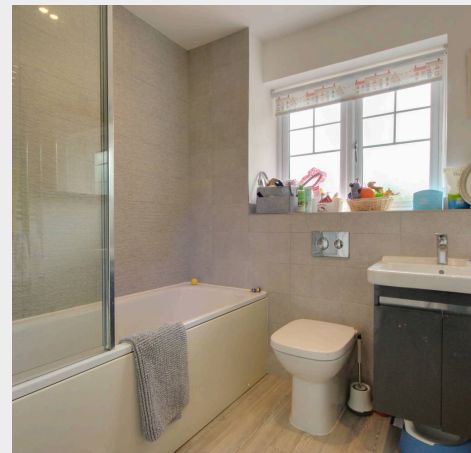
The Cock Inn pub & Village store 0.3

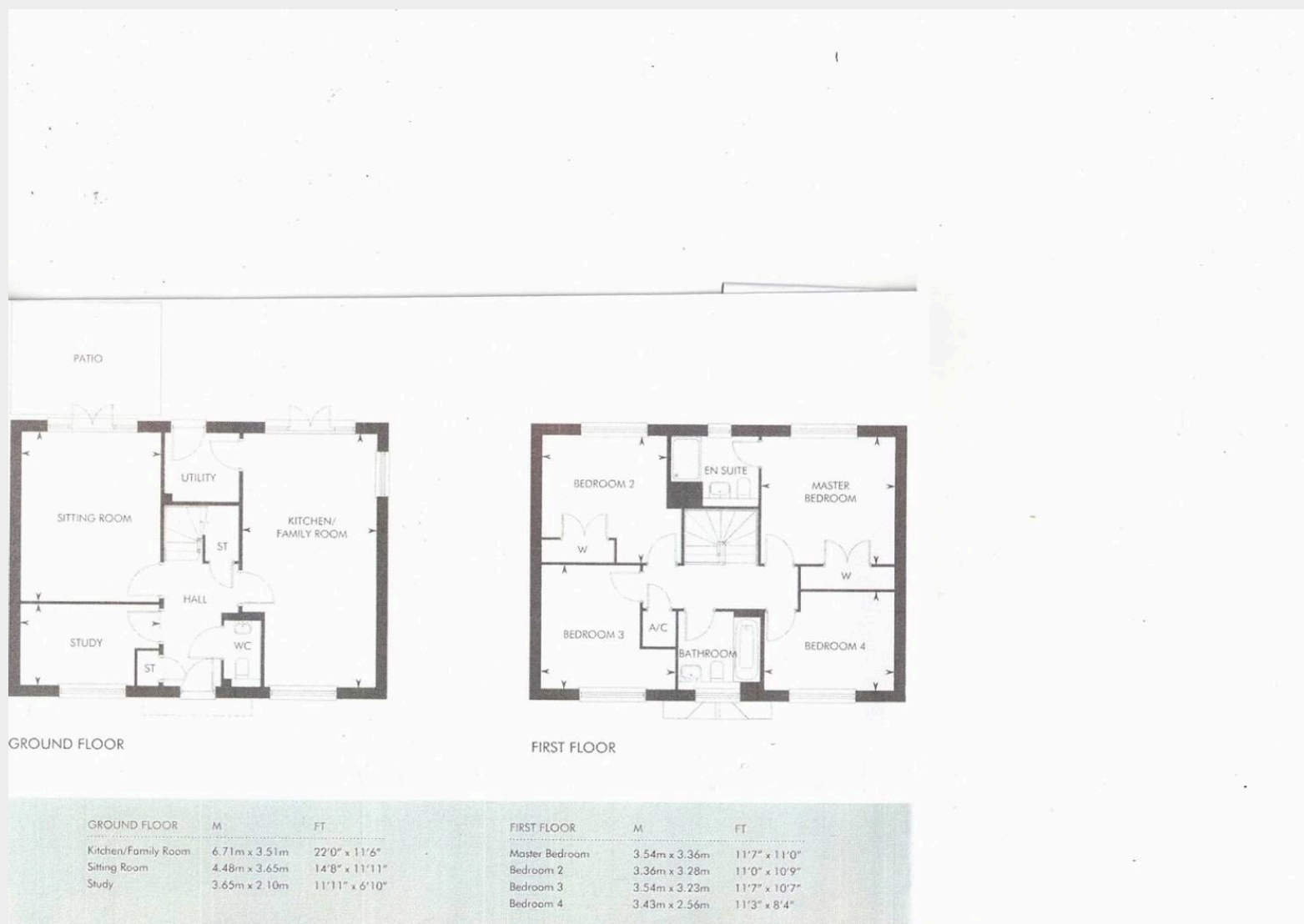
Wivelsfield Station in Burgess Hill 3.2, Hayward Heath station 4.1 (fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins)

A23 at Bolney 9,

Gatwick Airport 17,

Brighton seafront 14





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