



17 Fair Place, South Road, Wivelsfield Green, East Sussex RH17 7QP

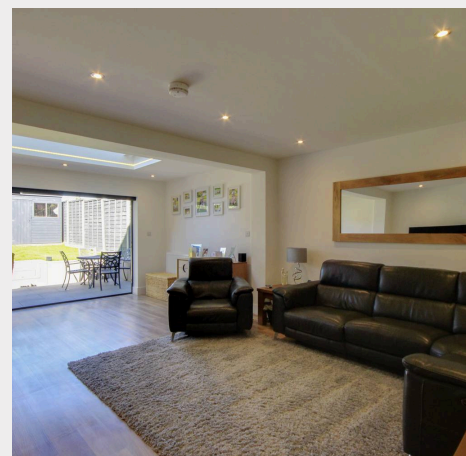
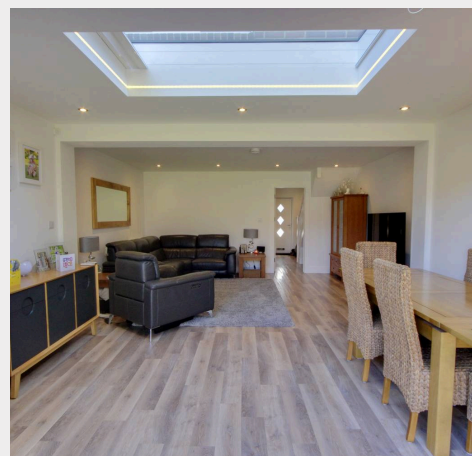
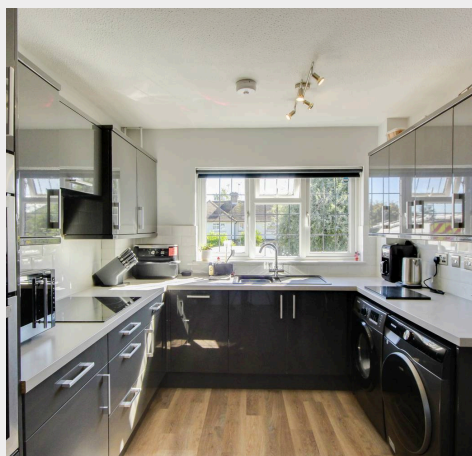
Guide Price **£400,000 – £425,000**

**MANSELL
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An absolute show home of a property which has been the subject of a significant ground floor extension and an impressive loft conversion to provide 1250 ft.² of immaculate accommodation situated in a cul-de-sac in the heart of the village within a few minutes walk of the village pub, store/delicatessen, highly regarded primary school and the glorious countryside that surrounds Wivelsfield Green.

- Stunning home in private village location
- Close to excellent primary school, village pub and shop
- Chailey secondary school catchment area
- Glorious countryside virtually on the doorstep
- Owned since 2012 and extended in 2023
- Quality kitchen, bathroom, flooring and deck all throughout
- Huge living room with bi-fold doors out to garden
- Enormous loft conversion to create master suite
- 2 further double size bedrooms and bathroom
- Private driveway parking
- 35' x 18' west facing garden
- Stations - Wivelsfield 2.8 miles, Haywards Heath 3.8, Plumpton 2.7, Burgess Hill 4.0
- Council Tax Band 'C' and EPC 'C'



Fair Place is a short cul-de-sac situated off South Road (opposite the primary school) within a few minutes' walk of all the village facilities including the local shop with post office and delicatessen and the popular local pub/restaurant, the Cock Inn. The countryside surrounding the village is interspersed with footpaths and bridleways linking with woodland and both Ditchling and Chailey common nature reserves. The village primary school is very well regarded and children from the village catch a school bus to Chailey Secondary School in nearby South Chailey.

The towns of Haywards Heath and Burgess Hill are both about 3.5 miles distant where there are extensive shopping and recreational facilities, railway stations and leisure centres.

By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 (Haywards Heath relief road) and A/M23 which lies about 8 miles to the west at Bolney.

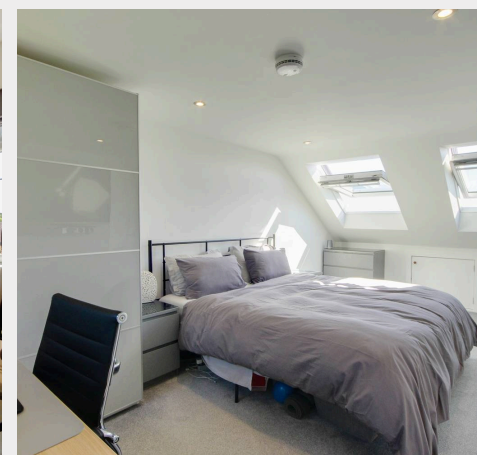
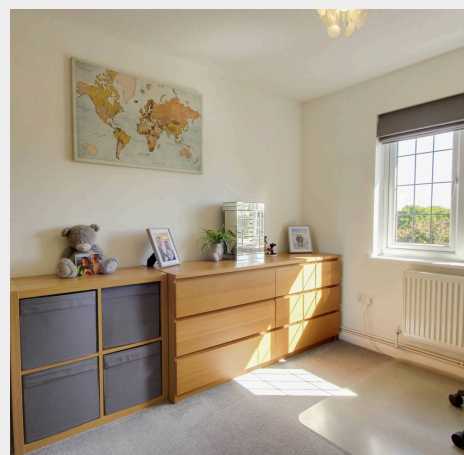
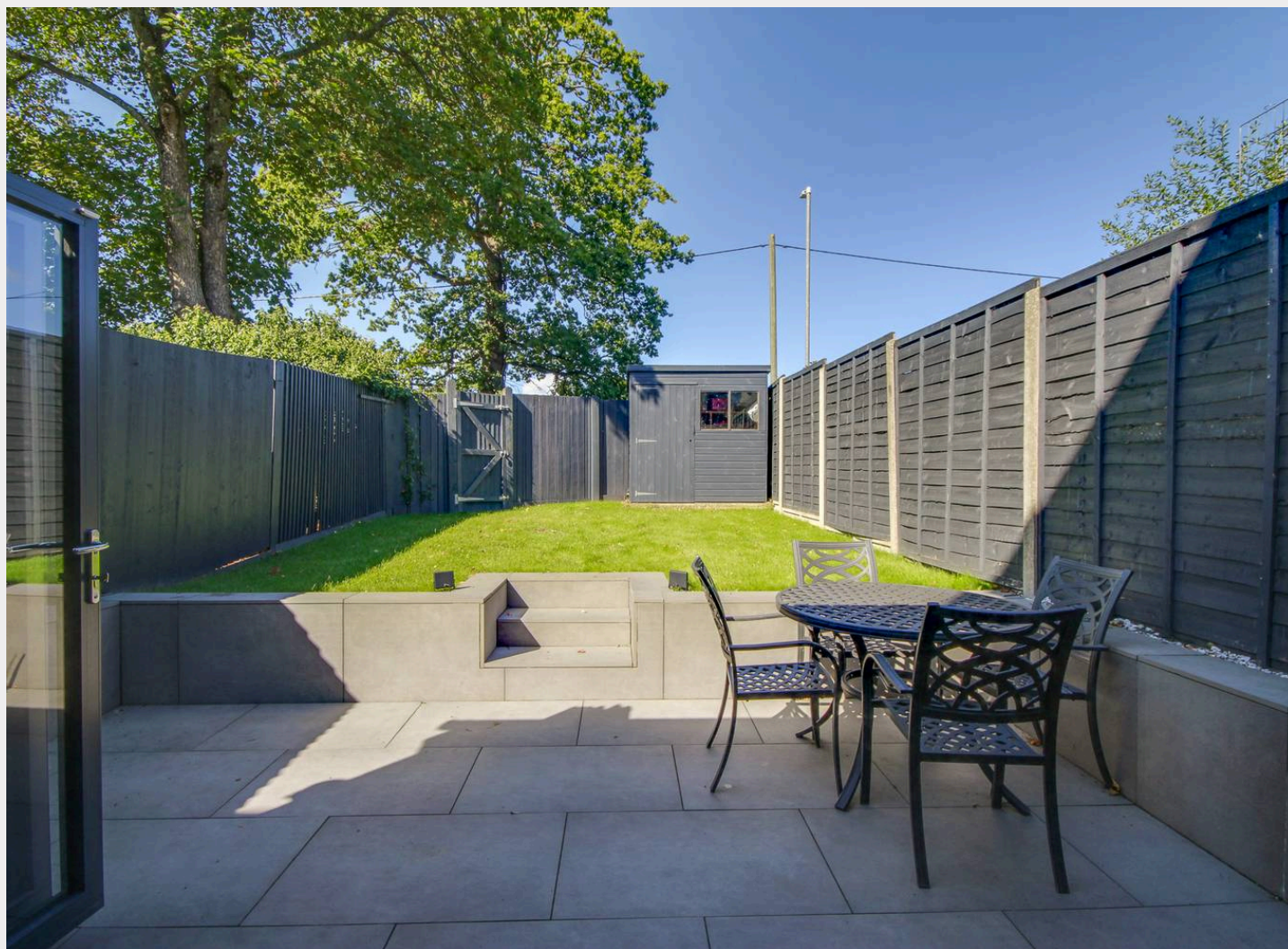
Distances in miles approx.

Haywards Heath Railway Station 3.9 (London Bridge/Victoria 47 mins, Gatwick 15 mins and Brighton 20 mins), Wivelsfield Railway Station 2.5, Burgess Hill Railway Station 3.0,

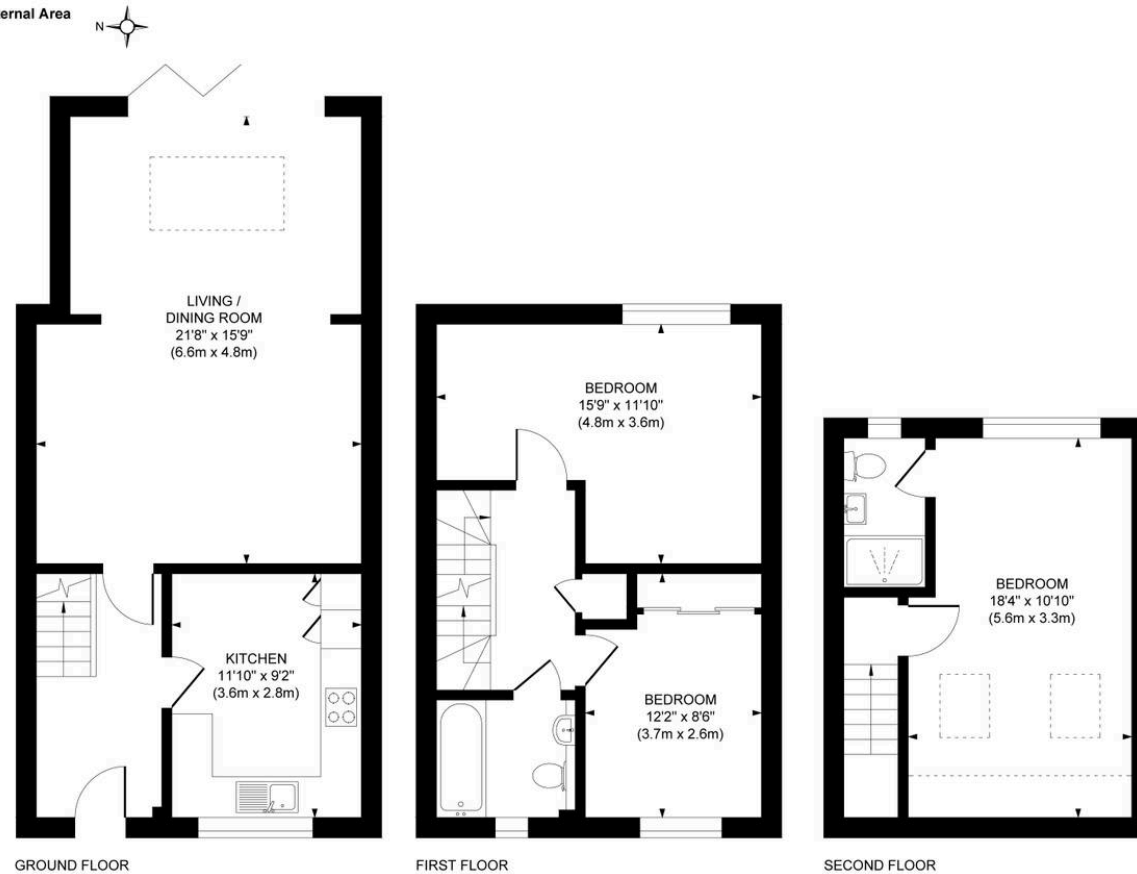
Brighton seafront 13,

Gatwick Airport 18,

A23 at Bolney 8.



Approximate Gross Internal Area
1150 sq. ft / 106.88 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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