



1 Old Brickworks Lane, South Chailey BN8 4FN

£375,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

An immaculately presented TWO BEDROOM END OF TERRACED HOUSE built approximately 5 years ago to a very high specification and since considerably improved by the current owners

The front door leads into the hall off which is a downstairs cloakroom/wc. To the front is a WELL EQUIPPED KITCHEN with oven, hob, fridge/freezer, washing machine & dishwasher. To the rear is a superb OPEN PLAN LIVING ROOM/DINING ROOM with double doors to the garden.

On the first floor there is a landing with large storage cupboard, two generous bedrooms (one with a built in wardrobe), a bathroom & an EN SUITE SHOWER ROOM. There is under floor heating to the ground floor & both bathrooms.

There is a DOUBLE WIDTH DRIVE to the front and to the rear is a lovely garden with patio, decking, timber shed & artificial grass. There is also an extremely useful GARDEN ROOM/HOME OFFICE.

- AN IMMACULATLY PRESENTED TWO BEDROOM END OF TERRACED HOUSE BUILT APPROX 5 YEARS AGO TO A HIGH SPEC & SIGNIFICANTLY IMPROVED BY THE CURRENT OWNERS
- HALL & DOWNSTAIRS CLOAKROOM/WC
- WELL EQUIPPED KITCHEN & OPEN PLAN LIVING/DINING ROOM
- TWO GOOD SIZED BEDROOMS AND BATHROOM & EN SUITE SHOWER ROOM BOTH OF WHICH HAVE ELECTRIC UNDERFLOOR HEATING
- GAS FIRED CENTRAL HEATING WITH UNDERFLOOR DOWNSTAIRS & RADIATORS UPSTAIRS
- VERSATILE GARDEN ROOM/HOME OFFICE
- DOUBLE WIDTH DRIVE & LOVELY REAR GARDEN
- FREEHOLD EPC C COUNCIL TAX BAND D LEWES





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 well regarded 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 & the development is on the left hand side just past a row of cottages called Bevernbridge Cottages.

Please note that there is a £570 pa charge for estate management

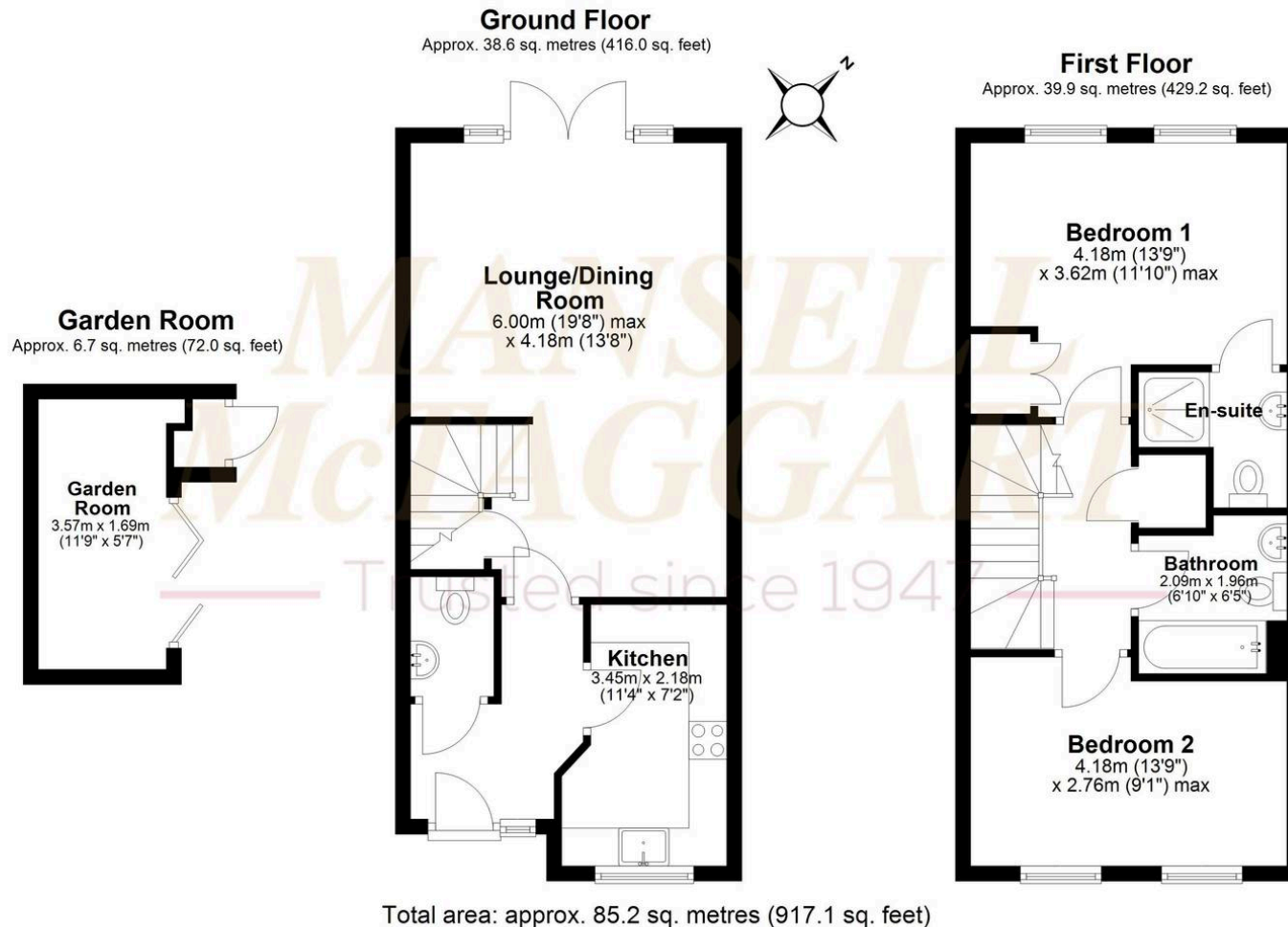


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Plan produced using PlanUp.

Mansell McTaggart Newick

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