



30 Mill Brooks, South Chailey BN8 4AW

Price Guide £325,000 to £340,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

30 Mill Brooks

A well presented THREE BEDROOM TERRACED HOUSE with modern kitchen & bathroom and lawned rear garden.

The double glazed front door leads into the entrance porch with a further door into the hall which has stairs rising to the first floor. The remainder of the ground floor is arranged in an attractive OPEN PLAN style.

The MODERN KITCHEN has a cooker, washing machine & dishwasher and is to the front and opens onto the SITTING ROOM/DINING ROOM which has a woodburner & double doors to the garden from the sitting room & a further door from the dining area.

On the first floor is the landing off which there are 3 bedrooms and a MODERN BATHROOM. One of the bedrooms is to the front and two overlook the rear garden. The ceilings have also recently been skimmed.

The pretty rear garden is mainly laid to lawn with flower borders & a timber shed.

- A WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH MODERN KITCHEN & BATHROOM & LAWNED REAR GARDEN
- Price Guide £325,000 to £340,000
- PORCH & HALL
- MODERN KITCHEN
- SITTING ROOM/DINING ROOM WITH WOODBURNER
- THREE BEDROOMS & MODERN BATHROOM
- ELECTRIC HEATING
- LAWNED REAR GARDEN
- FREEHOLD EPC D COUNCIL TAX BAND C LEWES





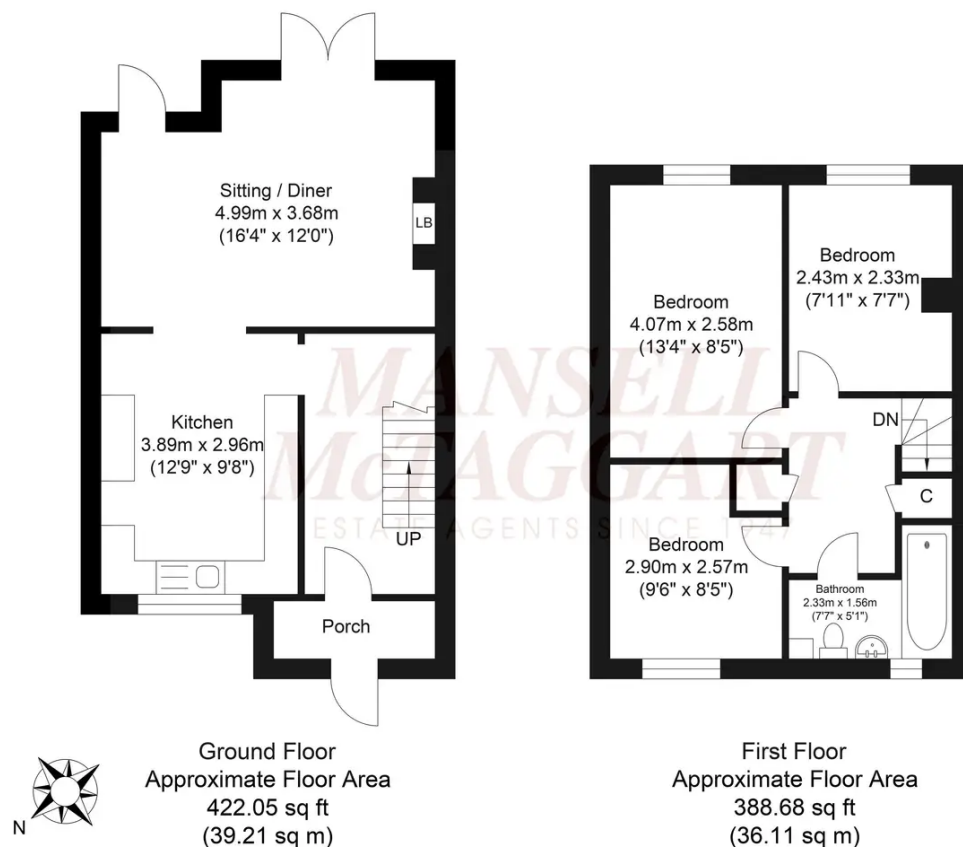
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South Chailey is a popular rural village surrounded by open countryside, lying approximately five miles to the north of the county town of Lewes with easy access to both Haywards Heath and Burgess Hill. The village amenities include a convenience store/post office, a doctors' surgery and a well regarded nearby secondary school within walking distance.

The village of Chailey Green (one mile north) has a church, a pub and a primary school with nursery. Plumpton Green has a railway station as does Cooksbridge. The towns of Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria and London Bridge both approximately 45 minutes) can be found at Haywards Heath.

DIRECTIONS: From our Newick office head west along the A272 in the direction of Haywards Heath until reaching the two mini-roundabouts at North Chailey. Turn left at the second of these two mini roundabouts heading south along the A275 in the direction of Lewes. After a couple of miles you will come into the village of South Chailey, take the only main right turn which is Mill Lane and signposted to Chailey School, then turn first left into Mill Brooks and number 30 can be found at the end of the close.





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