



3 Swan Court, South Chailey BN8 4BN

£700,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



A highly versatile, spacious (nearly 2,000 sq ft) 4 BEDROOM DETACHED HOUSE with 3 RECEPTION ROOMS, a garden home office and available with NO ONWARD CHAIN.

The front door leads into the porch which has a downstairs cloakroom/wc and then onto the hall with stairs rising to the first floor. To the left is the TRIPLE ASPECT LIVING ROOM with doors to the garden and at the rear is the TRIPLE ASPECT DINING ROOM also with doors to the garden.

The kitchen/breakfast room has an oven, hob & dishwasher, the utility room has a washing machine & tumble dryer and there is also a STUDY. On the first floor there are 4 bedrooms, all with built in wardrobes, a bathroom and an en suite shower room. Further benefits include double glazing & oil fired central heating.

Outside there is a driveway and a DOUBLE GARAGE with twin doors. The gardens wrap around the property with paved terrace, lawn, decking and superb HOME OFFICE.

- A HIGHLY VERSATILE, SPACIOUS (NEARLY 2,000 sq ft) 4 BEDROOM DETACHED HOUSE WITH 3 RECEPTION ROOMS & GARDEN HOME OFFICE - NO ONWARD CHAIN
- HALL, CLOAKROOM/WC & UTILITY ROOM
- TRIPLE ASPECT LIVING ROOM & DINING ROOM
- KITCHEN/BREAKFAST ROOM & STUDY
- 4 BEDROOMS (ALL WITH BUILT IN WARDROBES) & 2 BATHROOMS
- DRIVEWAY & DOUBLE GARAGE
- WRAP AROUND GARDENS & SUPERB HOME OFFICE
- FREEHOLD COUNCIL TAX BAND F LEWES EPC D







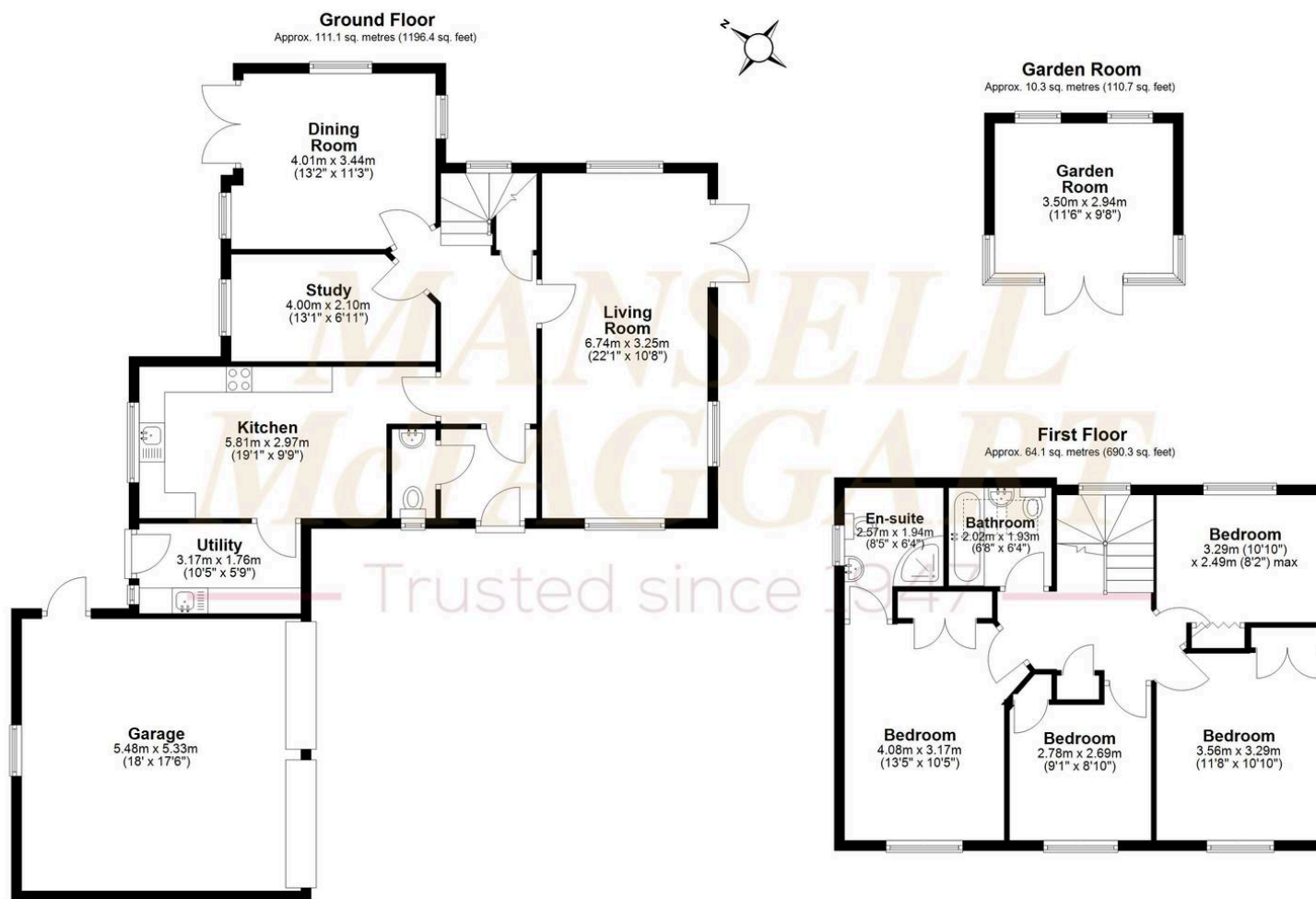
The property is situated in a small, close towards the southern end of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school. There is a primary school, pub and church in Chailey Green about a mile to the north. The village 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 until reaching the village of South Chailey, travel through the village and Swan Court is situated on the right towards the southern end of the village.







Total area: approx. 185.6 sq. metres (1997.4 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

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