



1 Manor Court, St Georges, Mill Lane, North Chailey BN8 4EG

£625,000



**MANSELL
McTAGGART**
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1 Manor Court, St Georges

An impressive, much improved 4 BEDROOM WING of an interesting 1930s school conversion with ROOF TERRACE, re-fitted kitchen/dining room & en suite shower room set in 6 ACRES OF COMMUNAL GROUNDS adjoining Chailey Common nature reserve.

The arched wooden front door leads into the hall, off which there are 4 generous bedrooms, a bathroom and a RE-FITTED EN SUITE SHOWER ROOM with rainfall shower.

On the first floor is the triple aspect living room with LOVELY VIEWS, there is also a useful loft room with window accessed via a ladder, as well as the superb RE-FITTED KITCHEN/DINING ROOM with double oven, 5 ring gas hob, wine fridge, fridge/freezer, dish washer & washing machine. Off the living room is the large, west facing private roof terrace.

In a compound to the rear is a DOUBLE GARAGE and there is further plentiful visitor garden. The delightful former playing fields are laid mainly to lawn and have direct access on to Chailey Common nature reserve.

- AN IMPRESSIVE 4 BEDROOM WING OF AN OLD SCHOOL CONVERSION WITH ROOF TERRACE, RE-FITTED KITCHEN/DINING ROOM & EN SUITE SHOWER ROOM SET IN 6 ACRES OF GROUNDS ADJOINING CHAILEY COMMON NATURE RESERVE
- FOUR GROUND FLOOR BEDROOMS, FAMILY BATHROOM & RE-FITTED EN SUITE SHOWER ROOM
- FIRST FLOOR SITTING ROOM & RE-FITTED KITCHEN/DINING ROOM
- GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & ATTRACTIVE WOODEN DOORS
- LARGE WEST FACING ROOF TERRACE & FINE VIEWS
- DOUBLE GARAGE, VISITOR PARKING & 6 ACRES OF LOVELY COMMUNAL GROUNDS
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES





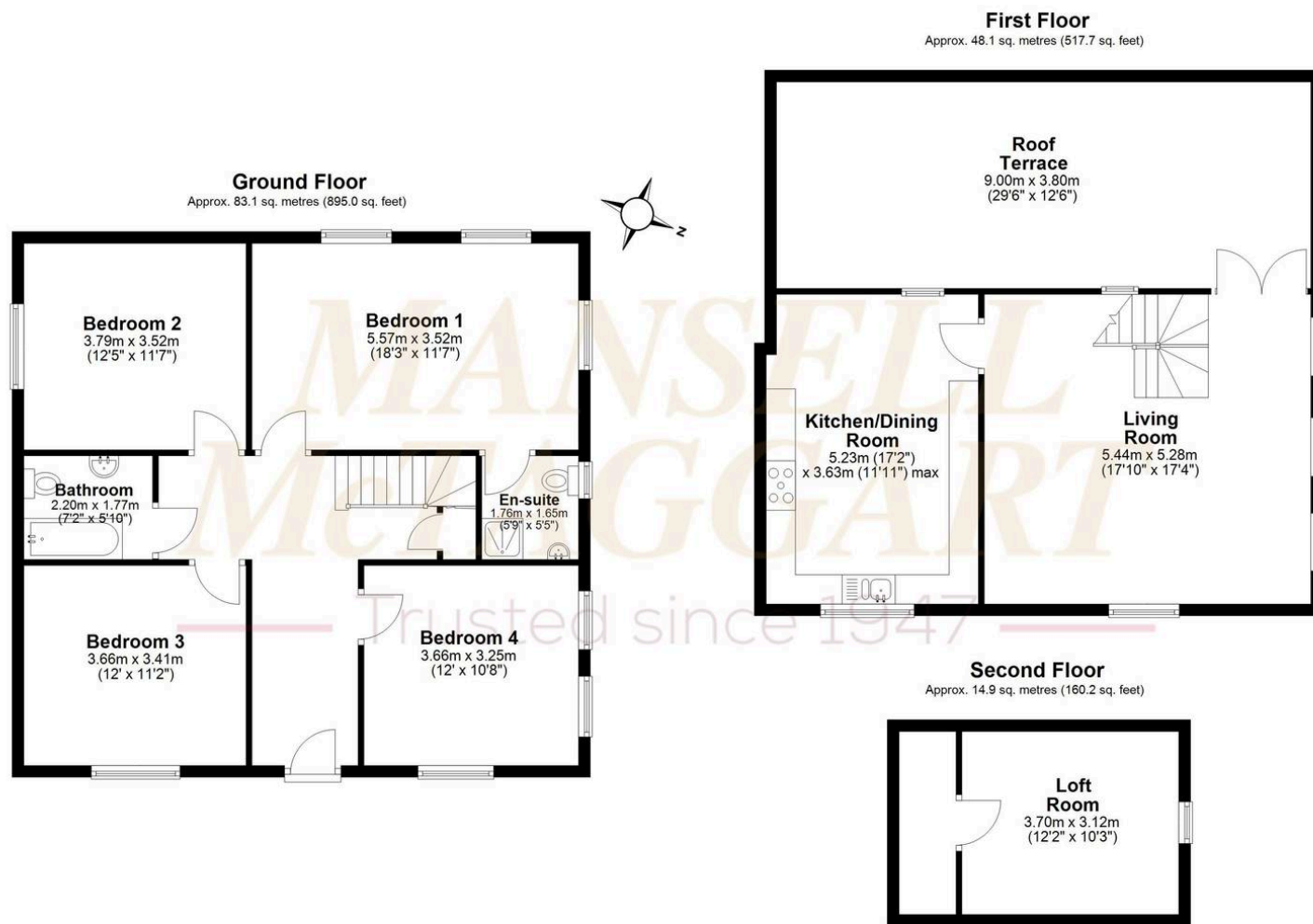
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St. George's occupies an elevated rural position approached over a 200 yard driveway surrounded by Chailey Common Nature Reserve and this lovely open area with interesting old windmill is interspersed with footpaths and bridleways linking with the neighbouring districts and provides good access by road to a number of the surrounding major towns. North Chailey is a small village with a garage which has a good shop. There are primary schools at both Chailey Green and Newick (Ofsted outstanding) and a secondary school at South Chailey. Private schools are also well represented throughout the area. Haywards Heath is approximately 5 miles to the west where there is an extensive range of shops, stores and mainline railway station with fast and frequent rail services to London (Victoria & London Bridge approx. 45 minutes) and the south coast. Extensive shopping facilities and railway stations can also be found at Lewes to the south, Uckfield to the east and East Grinstead to the north. The charming village of Newick with its green and various stores, 3 pubs, restaurant, café and modern area health centre is 2 miles east.



DIRECTIONS From our Newick office head west along the A272 in the direction of Haywards Heath, continue over the two mini roundabouts at North Chailey and after a few hundred yards is the entrance on the right to St. Georges, sign posted to 'St. Georges and Chailey Windmill'. Turn right up the track here across the common and through the entrance to St. Georges itself.

Please note there is a charge for the upkeep of the communal grounds which is currently £1500 pa



Mansell McTaggart Newick

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