



17 Shepherd's Way, South Chailey BN8 4QQ

£335,000



**MANSELL**  
**McTAGGART**  
Trusted since 1947

# 17 Shepherd's Way

An immaculately presented 2 BEDROOM TERRACED HOUSE set in this popular mews style development with a SOUTH FACING REAR GARDEN & great views

The front door leads into the entrance hall where there are stairs rising to the first floor. Off the hall is the superb THROUGH LOUNGE/DINING ROOM with windows to front, understairs storage cupboard & double doors to the rear garden. Off the dining area is the impressive kitchen with oven & hob.

On the first floor there are two bedrooms and a luxurious, refitted bathroom. The front bedroom has an EN SUITE SHOWER ROOM and an open aspect over the development & beyond. The back bedroom has wardrobe cupboards & SUPERB VIEWS over open countryside.

The rear garden is south facing and has two patio areas, a lawn, shed, flower beds & borders and backs onto open land. There is an allocated parking space and further generous visitor parking.

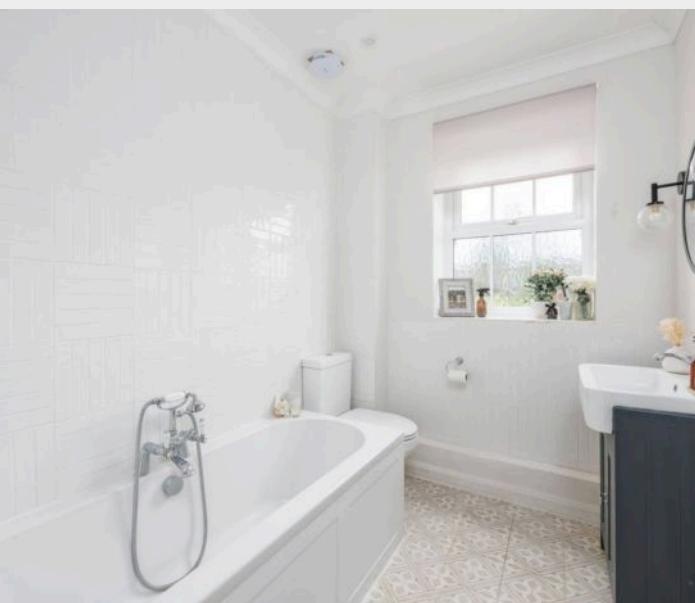
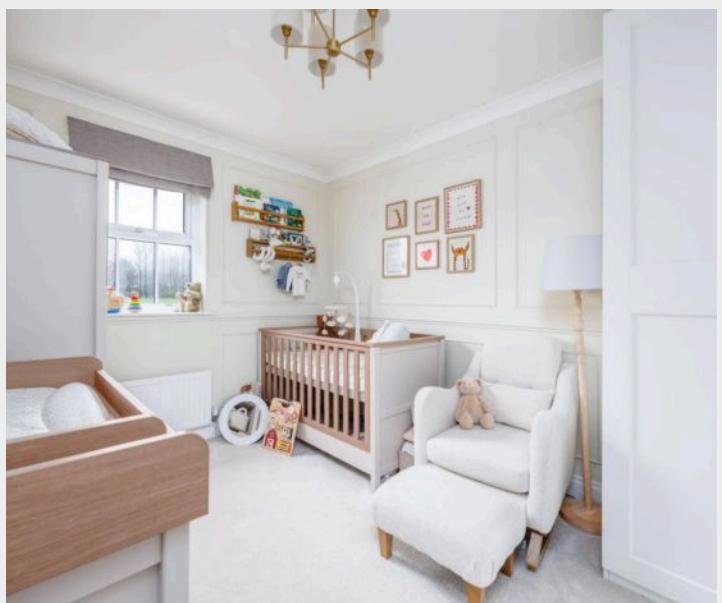
- AN IMMACULATED PRESENTED 2 BEDROOM TERRACED HOUSE WITH AN EN SUITE SHOWER ROOM, SOUTH FACING GARDEN & GREAT VIEWS
- HALL WITH STAIRS TO FIRST FLOOR
- THROUGH LOUNGE/DINING ROOM & IMPRESSIVE KITCHEN WITH OVEN & HOB
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- FURTHER BEDROOM AND REFITTED BATHROOM
- LPG CENTRAL HEATING & DOUBLE GLAZING TO WOODEN FRAMES
- SOUTH FACING REAR GARDEN, ALLOCATED PARKING SPACE & FURTHER VISITOR PARKING
- FREEHOLD EPC C COUNCIL TAX BAND C LEWES





The property is located within this select development which is on the fringe of South Chailey adjoining countryside and lying directly off Mill Lane/Honeypot Lane. South Chailey is a rural village located approximately 6 miles to the north of Lewes and approximately 6/7 miles to the south east of Haywards Heath and Burgess Hill. The village has a shop with post office facilities, a popular secondary school within walking distance and is surrounded by open countryside.

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

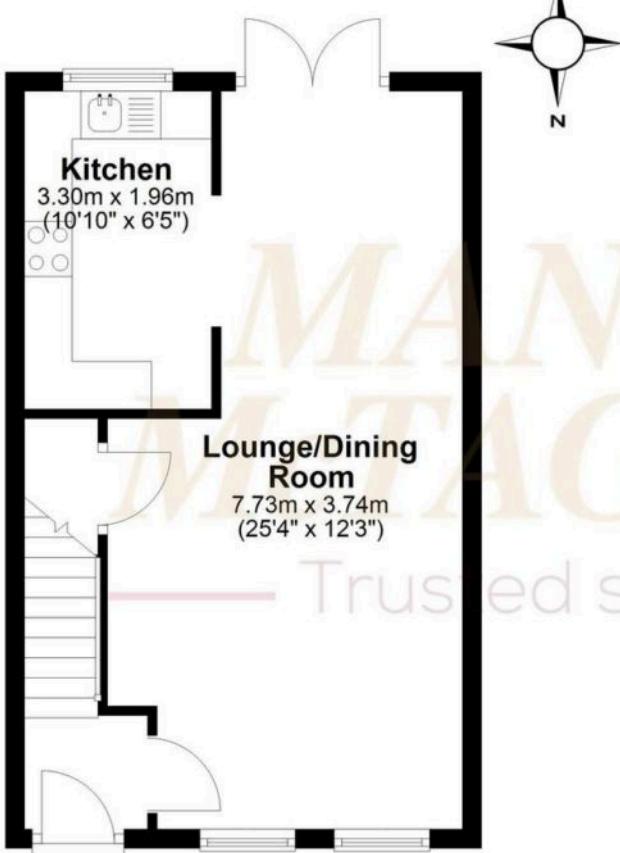


**DIRECTIONS:** From our office on the green at Newick head west along the A272 until reaching the two mini-roundabouts at North Chailey. Turn left at the second mini-roundabout, (left onto the A275 towards Lewes). Carry on along the A275 until reaching the village of South Chailey, then turn right into Mill Lane and follow this road along, flowing round the bend where it becomes Honeypot Lane, then turn left into Shepherds Way

Please note that there is a £35 pcm charge for the upkeep of the common grounds, parking etc

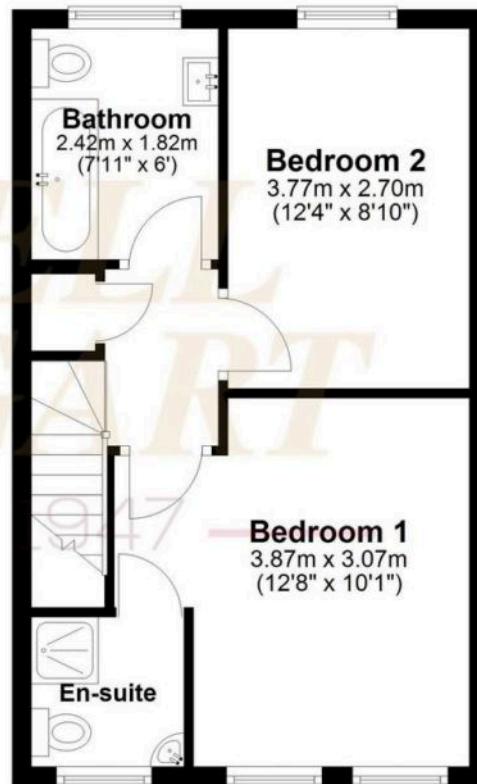
## Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 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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