



51 New Heritage Way, North Chailey BN8 4GD

£725,000



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McTAGGART**
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An impressive FIVE BEDROOM DETACHED HOUSE built by Taylor Wimpey in 2010 as part of this popular semi-rural development near to Chailey Common, offering bright and versatile accommodation (2,392 sq ft) over three floors.

A handsome family home with part tile hung elevations, the interior provides on the ground floor an entrance hall, a STUDY with bay window & wooden blinds, a sitting room with bay window, wooden blinds, woodburner and double doors to a generous OPEN PLAN KITCHEN/DINING/FAMILY ROOM with 5 burner gas hob, electric double oven, integrated dishwasher and twin double doors to the garden, a utility room and a downstairs cloakroom/wc.

On the first floor there is a master bedroom with en suite shower room, two further bedrooms and a luxurious family bath/shower room, whilst on the second floor there are two additional bedrooms and a second bathroom. Further benefits include uPVC double glazing and gas fired central heating.

Outside there is a small front garden and to the side is a double width driveway leading to a DETACHED DOUBLE GARAGE with eaves storage area. At the rear is a pretty SOUTH-EAST FACING GARDEN with views towards Ashdown Forest, a paved terrace and lawn.

- AN IMPRESSIVE 5 BEDROOM DETACHED HOUSE LOCATED CLOSE TO CHAILEY COMMON WITH SPACIOUS (2,392 SQ FT) & VERSATILE ACCOMMODATION SET OVER 3 FLOORS
- HALL, CLOAKROOM/WC & STUDY
- SITTING ROOM WITH WOODBURNER, OPEN PLAN KITCHEN/DINING/FAMILY ROOM & UTILITY ROOM
- FIRST FLOOR WITH 3 BEDROOMS, BATH/SHOWER ROOM & EN SUITE SHOWER ROOM
- SECOND FLOOR WITH 2 FURTHER BEDROOMS & BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DOUBLE GARAGE & DRIVEWAY AND SOUTH-EAST FACING GARDEN



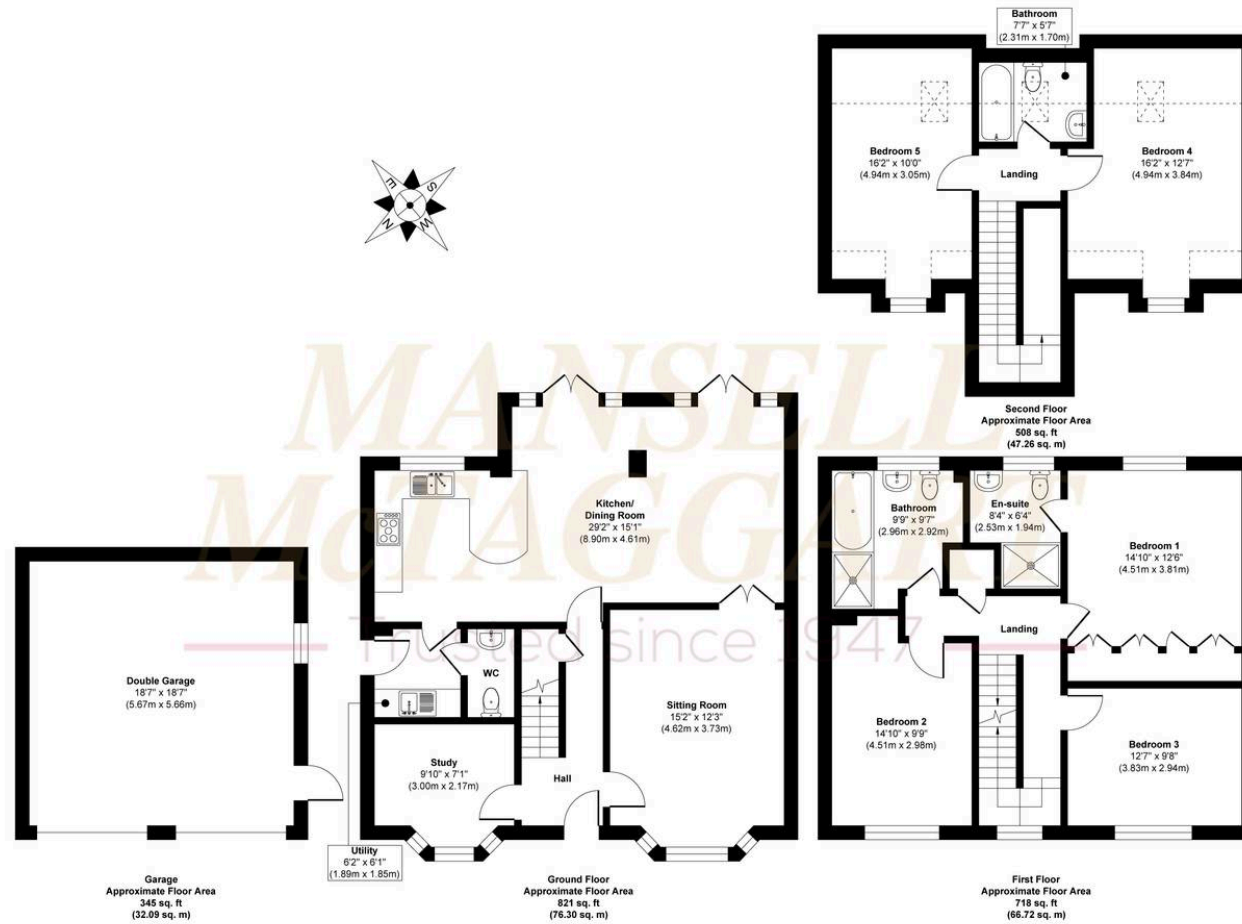


Situated in a lovely semi-rural area close to the popular village of North Chailey with its nearby open areas of the Chailey Common Nature Reserve, being a beautiful vast common with interesting old windmill, lovely walks, views and wildlife. New Heritage Way has an open green, a woodland walk, playground and a communal hall. This pretty area of the county is interspersed with footpaths and bridleways linking with the neighbouring districts, ideal for walking or riding. North Chailey is a small village with a garage/convenience store. There are primary schools at both Chailey Green and Newick 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 45 minutes) and the south coast. Extensive shopping facilities and railway stations can also be found at Lewes, Uckfield and East Grinstead.

DIRECTIONS From our Newick office on the village green proceed in a westerly direction towards Haywards Heath on the A272. At the two mini roundabouts at North Chailey turn right at the first one, signposted to Sheffield Park. Then take the first main turning on the left which is Warrs Hill Lane. Drive along here for a few hundred yards and then turn right into the development itself. Proceed along New Heritage Way, going past the green and then take the right hand fork and number 51 will then be on your left.

FREEHOLD EPC C COUNCIL TAX BAND G LEWES





Approx. Gross Internal Floor Area 2392 sq. ft / 222.37 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floor plan provided by Roots Property Marketing

Produced by Elements Property

Mansell McTaggart Newick

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