



10 Old Brickworks Lane, South Chailey BN8 4FN

In Excess of £415,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

An immaculately presented 3 BEDROOM SEMI-DETACHED HOUSE built in 2021 in a modern, contemporary style and available with NO ONWARD CHAIN

The front door leads into the hall with downstairs cloakroom/wc, off which is the WELL EQUIPPED KITCHEN with oven, hob, integrated fridge freezer, dishwasher & washing machine. At the rear is the OPEN PLAN LOUNGE/DINIING ROOM with stairs to first floor with storage under and double doors to the garden.

On the first floor is the master bedroom with built in wardrobe cupboard & EN SUITE SHOWER ROOM, 2 further bedrooms (one with built in wardrobe cupboard) and a bathroom. Further features include double glazing LPG central heating and fitted slatted blinds.

At the front are formal flower beds and at the rear is a lovely lawned garden with flower borders, fruit trees, paved terrace and gated rear access where the GARAGE and parking space are located.

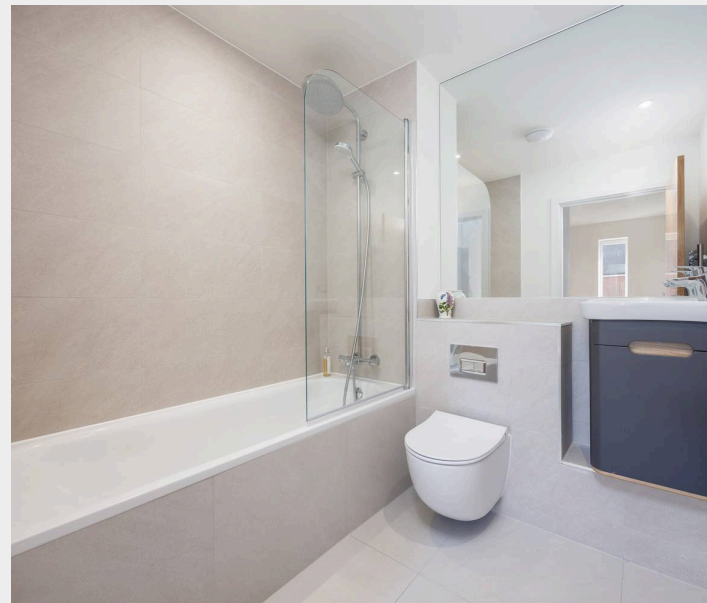
- AN IMMACULATEDLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE BUILT IN 2021 AND AVAILABLE WITH NO ONWARD CHAIN
- HALL & DOWNSTAIRS CLOAKROOM/WC
- WELL EQUIPPED KITCHEN
- LOUNGE/DINING ROOM WITH DOORS TO GARDEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM/WC
- TWO FURTHER BEDROOMS & BATHROOM
- LPG CENTRAL HEATING & DOUBLE GLAZING
- LAWNED REAR GARDEN, GARAGE & PARKING
- FREEHOLD EPC C COUNCIL TAX BAND D LEWES





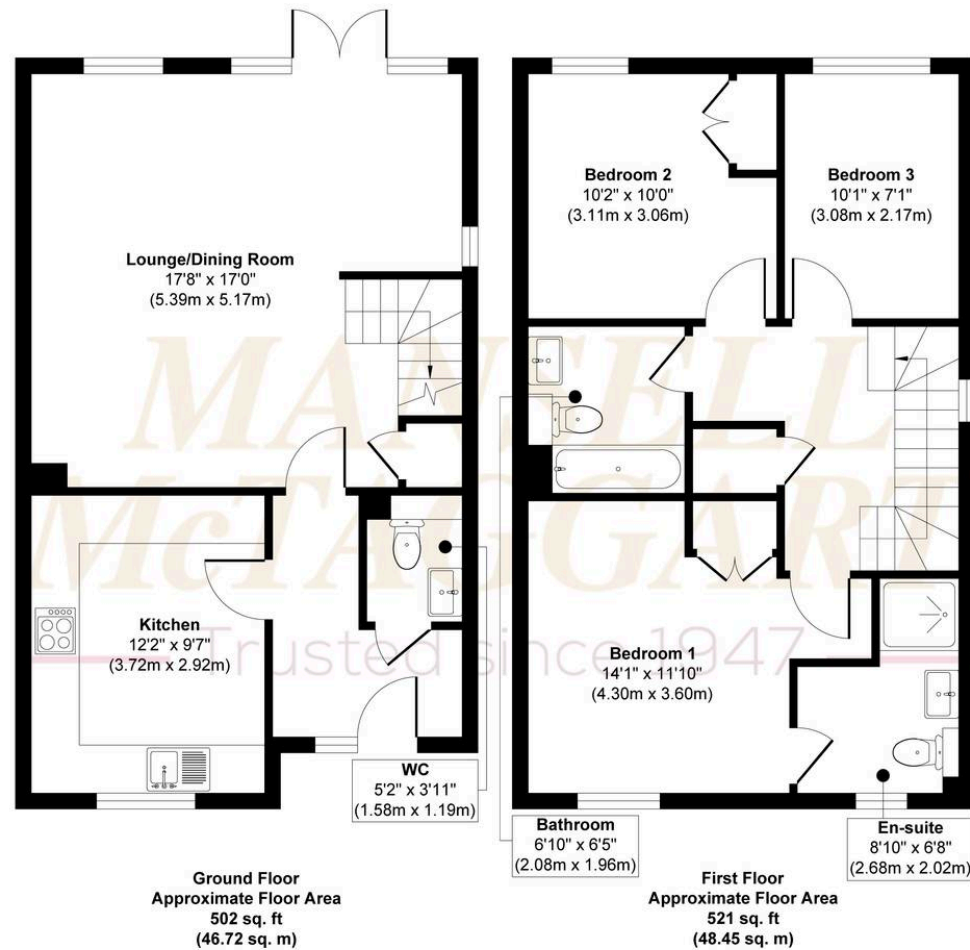
This modern development is situated towards the southern end of the popular village of South Chailey where the amenities available include a convenience store with post office facilities and a well regarded secondary school. There is a primary school, pub and church in Chailey Green.

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, through the village of South Chailey, keep going & the development is on the left hand side just past a row of cottages called Bevernbridge Cottages.

Please note that there is currently a £343.32 pa charge for estate management



**Approx. Gross Internal Floor Area 1023 sq. ft / 95.17 sq. m**

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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