



18 Meadow Way, South Chailey BN8 4FR

In Excess of £375,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A first class TWO BEDROOM DETACHED HOUSE built in 2021 forming part of this popular development backing onto woodland

The front door leads into the hall which has a downstairs cloakroom/wc. Off the hall to the front is the kitchen which is well equipped with electric oven, induction hob, washing machine, dishwasher & fridge freezer. Across the rear of the property is the LIVING ROOM/DINING ROOM which has a woodburner & double doors to the garden.

On the first floor there is a master bedroom with built in wardrobe & EN SUITE SHOWER ROOM, a further bedroom and a bathroom. Further benefits include double glazing and LPG heating with underfloor heating to the ground floor & radiators on the first floor.

Outside there is a DRIVEWAY that leads to the GARAGE. There is a front garden with shrubs and a lovely, landscaped rear garden with paved terrace, lawn, shingle seating area, flower beds & borders.

- A FIRST CLASS TWO BEDROOM DETACHED HOUSE BUILT IN 2021 ON THIS POPULAR DEVELOPMENT BACKING ONTO WOODLAND
- HALL, DOWNSTAIRS CLOAKROOM & WELL EQUIPPED KITCHEN
- OPEN PLAN LIVING/DINING ROOM
- TWO BEDROOMS, ONE WITH EN SUITE SHOWER ROOM & FURTHER BATHROOM
- LPG CENTRAL HEATING WITH UNDERFLOOR HEATING TO THE GROUND FLOOR
- DRIVEWAY, GARAGE & PRETTY REAR GARDEN
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES



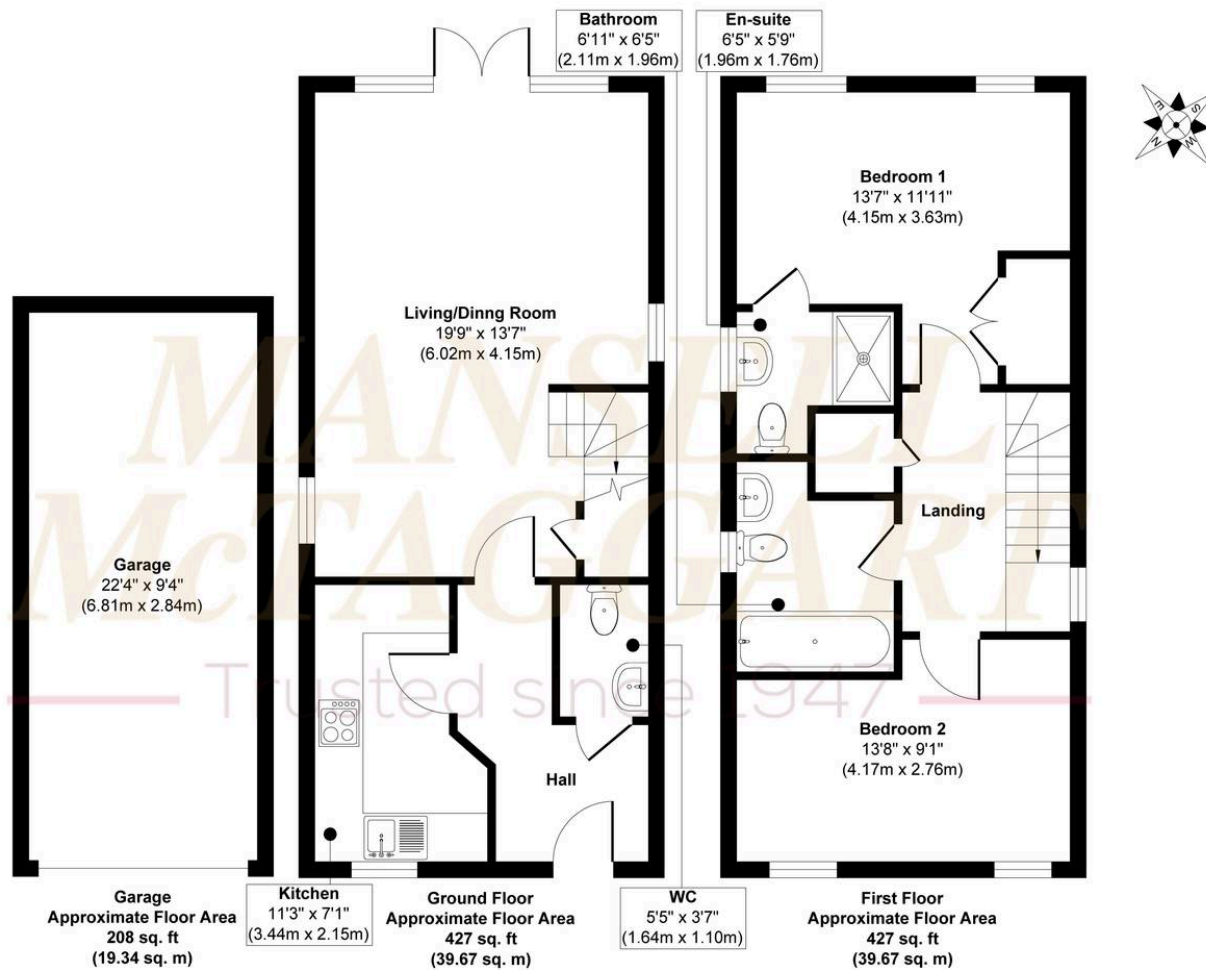


The Old Hamsey Lakes development has woodland and a lake & is situated towards the southern end of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school. There is a primary school, pub and church in Chailey Green about 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, through the village of South Chailey, keep going & Old Hamsey Lakes is on the left hand side just past a row of cottages called Bevernbridge Cottages. Turn into the development, go along Old Brickworks Lane and Meadow Way will be on your right.

Please note there is an estate management charge currently £171.66 for 6 months





**Approx. Gross Internal Floor Area 1062 sq. ft / 98.68 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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