



1 Shepherd's Way, South Chailey BN8 4QQ

£335,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

# 1 Shepherd's Way

## South Chailey

A lovely TWO BEDROOM SEMI-DETACHED BUNGALOW one of only two on this popular development on the rural fringes of South Chailey.

The front door leads into the hall, off which is the kitchen with large built in pantry cupboard, two ring induction hob and electric microwave & oven. At the rear is the delightful L SHAPED LOUNGE/DINING ROOM which has double glazed doors & a window to the rear overlooking your private garden. The main bedroom is at the front and has built in wardrobe cupboards and the second bedroom is at the back with windows to side and rear. There is also a modern shower room/wc.

At the front are flower beds with shrubs and at the rear is a pretty ornamental style garden with paved terrace, decking, shingled area & a timber shed. There is also easy access to TWO ALLOCATED PARKING SPACES.

Further features include LPG central heating, double glazing & wooden plantation style windows. There is currently a £35 per month charge for the upkeep of the grounds & parking area.

- A LOVELY 2 BEDROOM SEMI-DETACHED BUNGALOW FORMING PART OF THIS POPULAR DEVELOPMENT ON THE EDGE OF THE VILLAGE
- HALL, KITCHEN & L SHAPED LOUNGE/DINING ROOM
- 2 BEDROOMS & SHOWER ROOM
- LARGE PARTIALLY BOARDED LOFT WITH LOFT LADDER ACCESSED FROM THE HALL
- LPG CENTRAL HEATING & DOUBLE GLAZING
- 2 ALLOCATED PARKING SPACES & FURTHER VISITOR PARKING
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES





# 1 Shepherd's Way

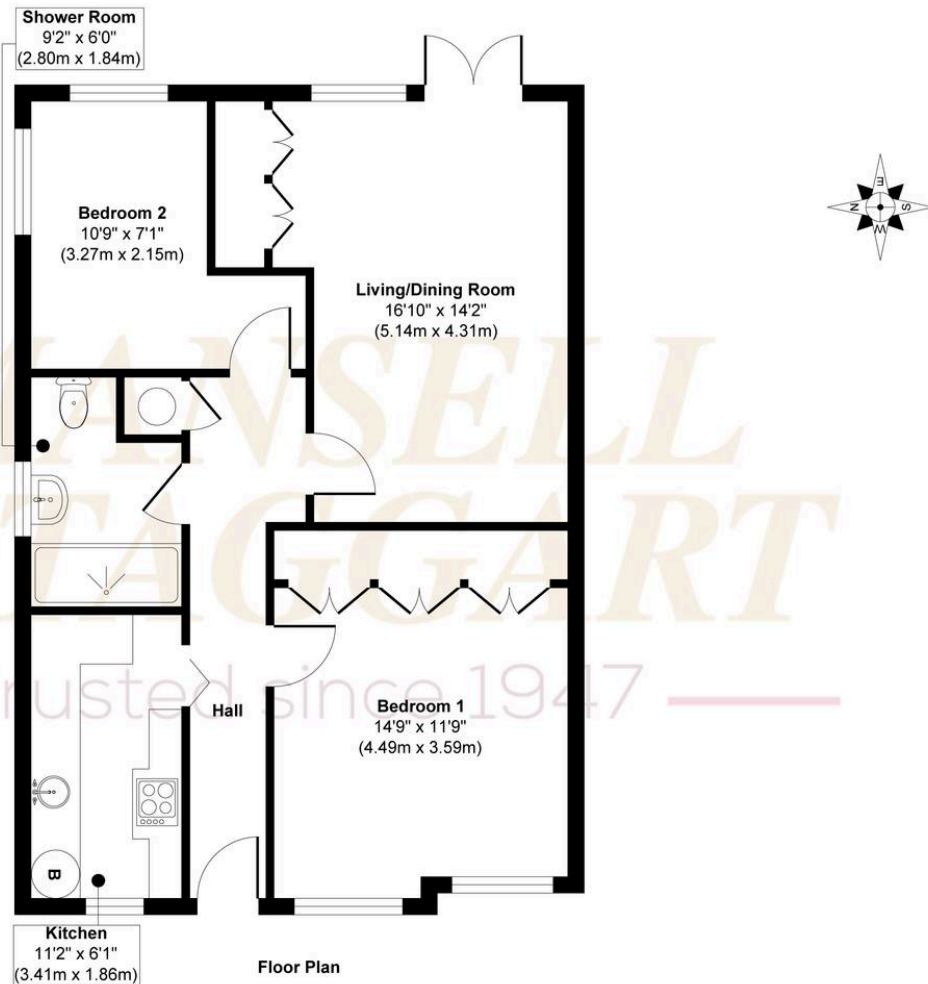
## South Chailey

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 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 and number 1 will be immediately on your left.



**Approx. Gross Internal Floor Area 682 sq. ft / 63.35 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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