



2 Delbury Cottages, East Grinstead Road, North Chailey BN8 4DD

£550,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A THREE BEDROOM TERRACED PERIOD COUNTRY COTTAGE backing south on to open fields with GREAT VIEWS and an additional QUARTER ACRE OF LIGHT WOODLAND.

The front door leads into a long hallway with door to the rear garden and stairs rising to the first floor. To the front is the kitchen and the ground floor bathroom. To the rear are the TWO RECEPTION ROOMS one with a woodburner that supplies two radiators, one with a fireplace and both have a lovely outlook over the garden.

On the first floor are three bedrooms, one to the front and two to the back and there is also a walk in storage area. Each of the bedrooms has a fireplace and built in wardrobes. The property is double glazed and there is a septic tank shared between the three cottages.

There are long, lawned gardens to both the front and to the rear which is SOUTH FACING. There is also a workshop, shed & TWO PARKING SPACES.

- A THREE BEDROOM MID TERRACED PERIOD COUNTRY COTTAGE WITH TWO RECEPTION ROOMS, SOUTH FACING GARDEN & A QUARTER ACRE AREA OF LIGHT WOODLAND
- HALL, KITCHEN & GROUND FLOOR BATHROOM
- SITTING ROOM & SEPARATE LIVING/DINING ROOM
- THREE FIRST FLOOR BEDROOMS
- GREAT VIEWS OVER OPEN FIELDS
- TWO PARKING SPACES, LONG FRONT & SOUTH FACING REAR GARDEN
- FREEHOLD, COUNCIL TAX BAND D LEWES EPC F





About a half mile south of the North Chailey roundabouts is Delbury Cottages backing directly on to farmland and is close to the hamlet of Chailey Green with its interesting old Church, green and village primary school. Day to day amenities can be met at North and South Chailey, the latter having a popular secondary school and a local store/post office whilst the large towns of Lewes, Burgess Hill and Haywards Heath lie almost equidistant and are within a short drive providing comprehensive shopping facilities and leisure amenities.

Haywards Heath mainline railway station gives excellent access to London (Victoria/London Bridge approx. 45 minutes). Chailey Green is surrounded by beautiful countryside ideal for riding or walking.

DIRECTIONS: From our Newick office head west along the A272 in the direction of Haywards Heath until reaching North Chailey and at the second mini-roundabout in the village turn left by the petrol station heading along the A275 (south) in the direction of Lewes. Carry on down this road going past Beggars Wood Road on your right and the entrance to Delbury Cottages will be on your left.





Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

Illustration for guidance purposes only and not to scale. Measurements are approximate. Copyright Roots Property Marketing. Plan produced using PlanUp.

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