



9 Oakdene, Pouchlands Drive, South Chailey BN8 4QE

£295,000



**MANSELL
McTAGGART**
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AN IMMACULATELY PRESENTED TWO BEDROOM BUNGALOW having been redecorated by the current owner, built in 1995 occupying a sought after end position and forming part of this delightful mews style development set in lovely communal grounds and with its OWN PRIVATE GARDEN.

Having been much improved & refurbished the property overlooks an attractive central courtyard and is set in superb communal gardens which include extensive lawns and a small lake.

The accommodation includes an entrance hall and a DUAL ASPECT LOUNGE/DINING ROOM with double doors to the garden. The modern kitchen has white units and integrated cooking appliances. There are two bedrooms and a recently RE-FITTED SHOWER ROOM/WC.

Outside, a side gate leads to the south facing 15' deep x 31' wide low maintenance rear garden. There is a generous patio area and a timber shed. The whole is enclosed by fencing with access to the communal gardens. There are 2 allocated parking spaces, further visitor parking and a useful lock up store. There is a £54 per month service charge for the upkeep of the common grounds etc.

- HALL, KITCHEN & LOUNGE/DINING ROOM
- TWO BEDROOMS & RE-FITTED SHOWER ROOM/WC
- OWN SOUTH FACING GARDEN
- LOVELY COMMUNAL GARDENS & LAKE
- 2 ALLOCATED PARKING SPACES, FURTHER VISITOR PARKING AND LOCK UP STORE
- FREEHOLD EPC E COUNCIL TAX BAND C LEWES



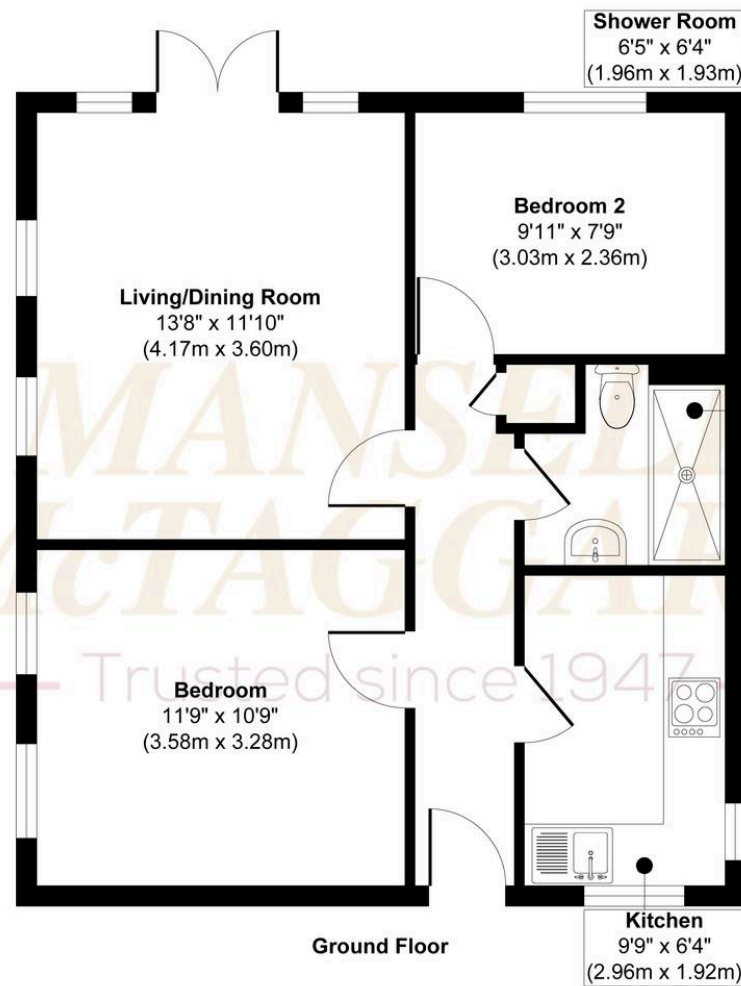


The property is situated just off Mill Lane within this select development on the western fringe of South Chailey which is a popular rural village surrounded by open countryside, lying approximately 5 miles to the north of Lewes and approximately 7 miles to the south east of Haywards Heath and 5 miles from Burgess Hill. The village amenities include a convenience store/post office and a popular secondary school within walking distance.

The village of Chailey Green (one mile north) has a church, a primary school with nursery and a pub. Plumpton Green (two and a half miles to the south west) has a railway station as does Cooksbridge. The towns of Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria and London Bridge both approximately 45 minutes) can be found at Haywards Heath.



DIRECTIONS From our Newick office head in a westerly direction along the A272 until reaching the two mini roundabouts at North Chailey. Here turn left at the second roundabout, heading south along the A275 towards Lewes. Carry on along this road until reaching the village of South Chailey. Take the first turning on the right which is Mill Lane, signposted Chailey School. On coming to the right hand bend, turn left into Pouchlands Drive, parking in the visitor parking and then follow the path to Oakdene.



Approx. Gross Internal Floor Area 546 sq. ft / 50.81 sq. m

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

Floor plan provided by Roots Property Marketing.

Produced by Elements Property

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