



26 The Martlets, South Chailey BN8 4QG

£435,000



**MANSELL
McTAGGART**
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26 The Martlets

A well presented THREE BEDROOM LINK DETACHED HOUSE with a conservatory, long driveway to garage and a south facing garden

A double glazed front door leads into the hall which has a downstairs cloakroom/wc and stairs rising to the first floor. To the front is the KITCHEN/DINING ROOM and across the rear is the LOUNGE which has double glazed doors to the CONSERVATORY which has windows and doors to the rear garden

On the first floor there is a landing, three bedrooms, one to the rear with mirror fronted wardrobes and two to the front. There is also a modern bathroom with bath and electric shower over. Further benefits include double glazing and electric heating.

At the front is a lawned area, a long DRIVE leading to the GARAGE and at the rear is a lovely SOUTH FACING REAR GARDEN with an area of decking, lawn, flower beds & borders and 2 sheds

- A WELL PRESENTED THREE BEDROOM LINK DETACHED HOUSE WITH CONSERVATORY, LONG DRIVEWAY & SOUTH FACING GARDEN
- ENTRANCE HALL & DOWNSTAIRS CLOAKROOM/WC
- KITCHEN/DINING ROOM, LOUNGE & CONSERVATORY
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- LONG DRIVEWAY & GARAGE
- LOVELY SOUTH FACING REAR GARDEN
- FREEHOLD EPC F COUNCIL TAX BAND D



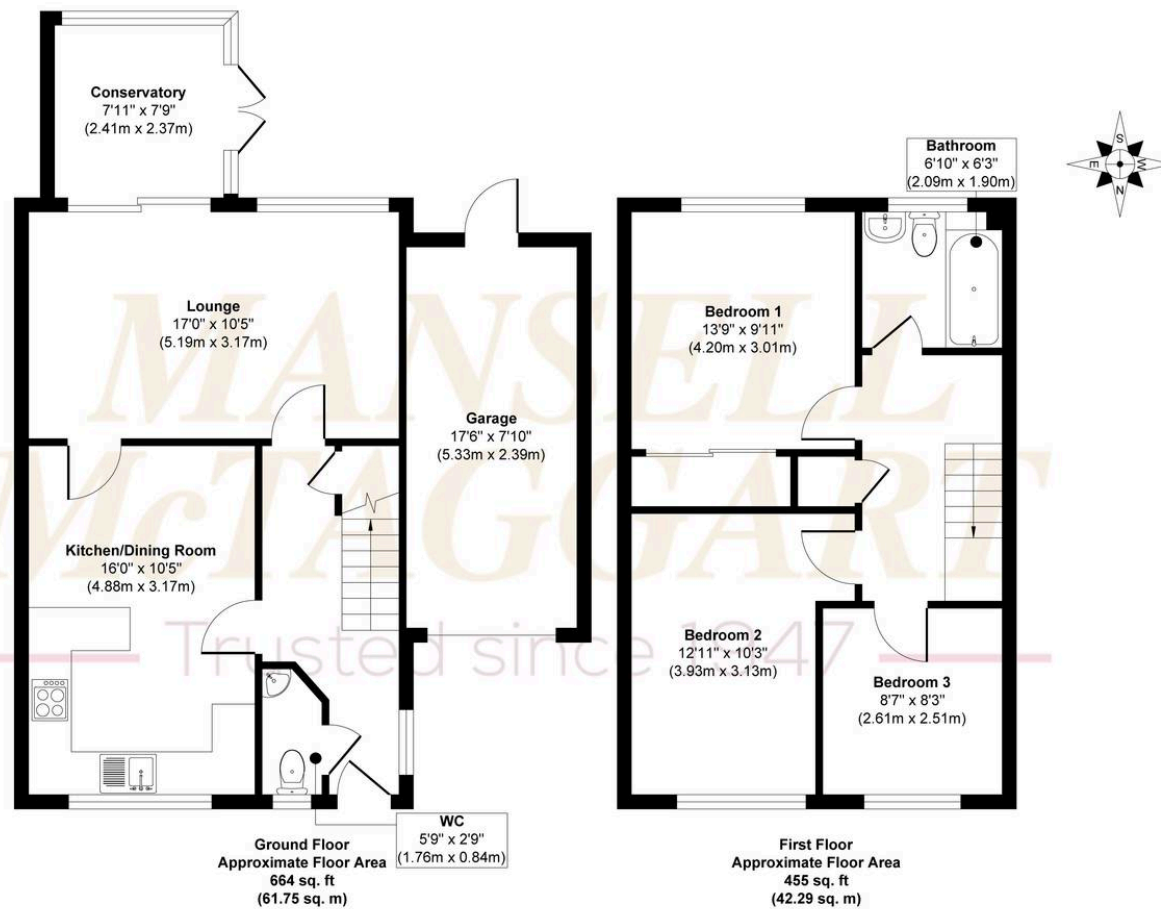


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Situated close to the heart of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school only a few minutes away. There is a primary school, pub and church in Chailey Green 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). There are also railway stations at Cooksbridge & Plumpton Green. 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 North Chailey. At the two mini roundabouts, turn left at the second heading south along the A275 in the direction of Lewes. Proceed along this road for a couple of miles until reaching South Chailey. Turn right into Mill Lane, which is signposted to Chailey School. Go past the school and The Martlets is on your left and number 26 is the first property on the right.



Approx. Gross Internal Floor Area 1119 sq. ft / 104.04 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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