



Mill Lane, South Chailey

Chailey village benefits from a local shop, public house and both Primary and Secondary Schools. Lewes, Burgess Hill and Haywards Heath are all within easy driving distance. Mainline Railway Stations can also be found at Cooksbridge and Plumpton Green. The South Downs National Park which lies some distance to the south and Ashdown Forest to the west, provide wonderful walking and riding opportunities.

- 4 Bedroom Family Home with Self Contained 1 Bedroom Annexe
- Generously Sized Rear Garden
- Modern Kitchen Day Room
- Living Room
- 4 Bedrooms
- Family Bathroom
- Ground Floor Shower Room
- Larder and Utility Room
- Self Contained 1 Bedroom Annexe with Open Plan Living Room and Kitchen. Shower Room, Conservatory and Private Courtyard Garden
- Off Street Parking







Located in the heart of South Chailey, we are pleased to offer for sale this 4 Bedroom Detached Family Home with attached 1 Bedroom Annexe.

The 1,956 sq ft (TBV) property cleverly accommodates a Self Contained 1 Bedroom Annexe which has generated an income for the current owners, but could instead be used for a family member, or altered to reform part of the family home once again.

The Family Home is beautifully presented, the property is entered via an Entrance Porch and Hall which then opens to the Kitchen Day Room.

The Modern Kitchen Day Room measures over 26ft and benefits from being Dual Aspect with views over the front and rear Gardens. The Kitchen also incorporates a separate Utility Area and Larder Cupboard.

The Living Room features wooden floors and benefits from a large window with fitted shutters and views to the front.

Completing the Ground Floor accommodation is a Modern Shower Room with tiled walls and white suite comprising of a Shower Cubicle, WC and Wash Hand Basin.

To the Upstairs we find 3 Double Bedrooms, a generously sized 4th Bedroom, and the Family Bathroom.

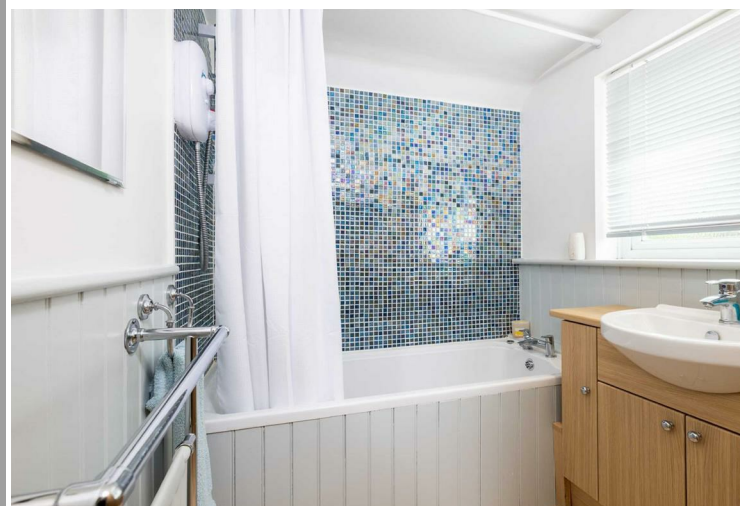
Bedroom 4 benefits from Views over the Rear Garden, and Bedroom 1 has views over the front.

Bedrooms 2 and 3 both have Fitted Wardrobes and views to the front.

The Family Bathroom is a Modern suite comprising of a Wash Hand Basin, WC and Bath with Shower over, the Bathroom is particularly light and bright with painted tongue and groove walls at half level and with a colourful mosaic feature wall.

To the Outside we find a beautifully maintained Rear Garden mostly laid to lawn with established plants and shrubs. The garden features raised a Vegetable Patch and Fruit Cage and Patio Area.

The Garden continues to the Front of the Property which is presented



as a cottage garden.

The Self Contained Annexe has its own entrance but the internal door into the main residence could easily be re-instated if desired.

The Annexe comprises of 1 Bedroom which is dual aspect and a Shower Room. The Annexe benefits from an Open Plan dual aspect Living Room and Kitchen, a generously sized Conservatory and private Courtyard Garden.

EPC Rating E.

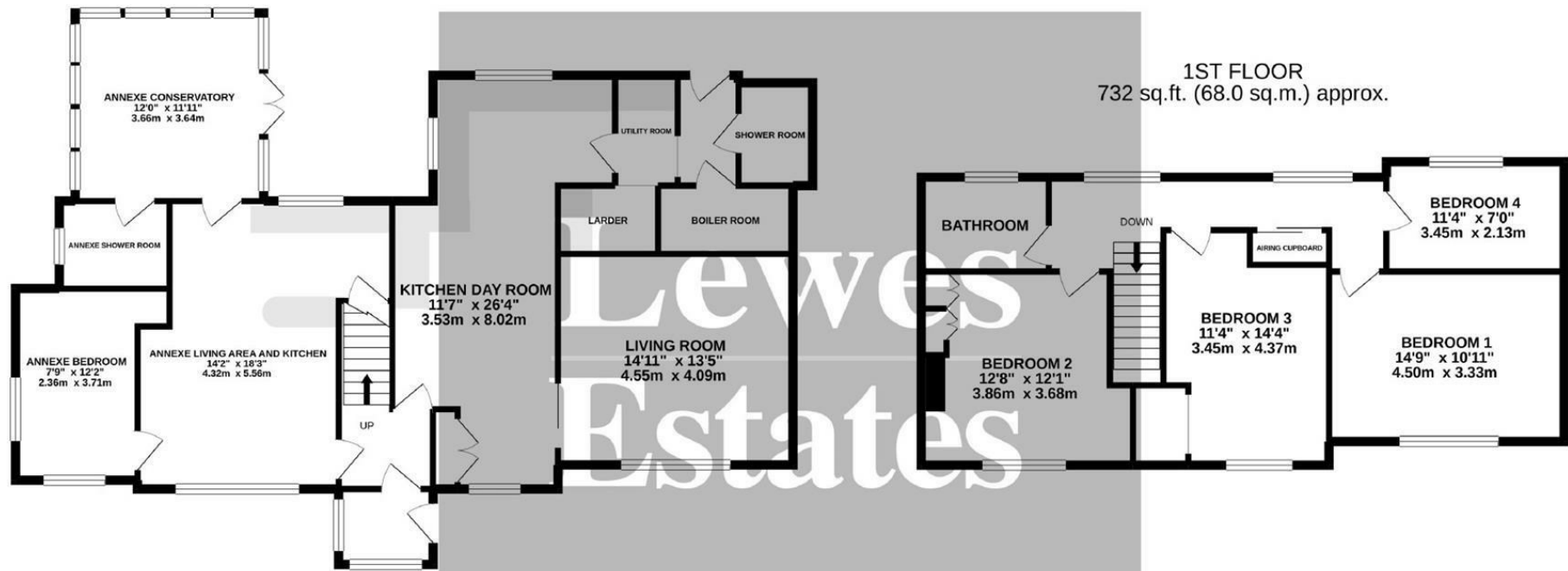
directions

Travel North along the A275 out of Lewes. Upon entering South Chailey take the left hand turning into Mill Lane signposted Chailey School. The property can be found on the right hand side, opposite the entrance to the secondary school.

draft



GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.

TOTAL FLOOR AREA : 1956 sq.ft. (181.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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