



South Street
South Chailey, East Sussex, BN8 4



Mark Reville & Co

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Guide Price £345,000 - Freehold

A delightful 2 bedroom character cottage dating from 1860 with later addition to the ground floor. Accommodation comprises a 20ft sitting and dining room, 'Shaker' style kitchen with wood block work surfaces, and ground floor bathroom. The property further benefits from many timber sealed unit double glazed windows and gas fired central heating. Character features include exposed wall and ceiling timbers, timber latched doors and a cast iron solid fuel burner in the sitting room. Outside, there is a block paved driveway to the side of the property providing parking for two vehicles, a detached garage with adjoining garden store, and a delightful rear garden extending to approximately 60ft, arranged as lawn, mature flower and shrub borders and terraced seating areas. The property has previously been granted full planning permission (now lapsed) to provide a third first floor bedroom and ground floor Garden Room.

Situated in this semi-rural position on the outskirts of the village, close to a local convenience store, with Chailey primary and secondary schools also close to hand. The towns of Lewes (5 miles) and Haywards Heath (7 miles) offer a comprehensive range of shopping facilities and amenities including main line stations and leisure facilities. Close by there are several footpaths offering interesting walks over the adjoining countryside.





 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Ground Floor Building 2</p>		<p>Approximate total area⁽¹⁾ 816.58 ft² 75.86 m²</p> <p>Reduced headroom 7.44 ft² 0.69 m²</p> <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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