



Pouchlands Drive
South Chailey, East Sussex, BN8 4



Mark Revill & Co

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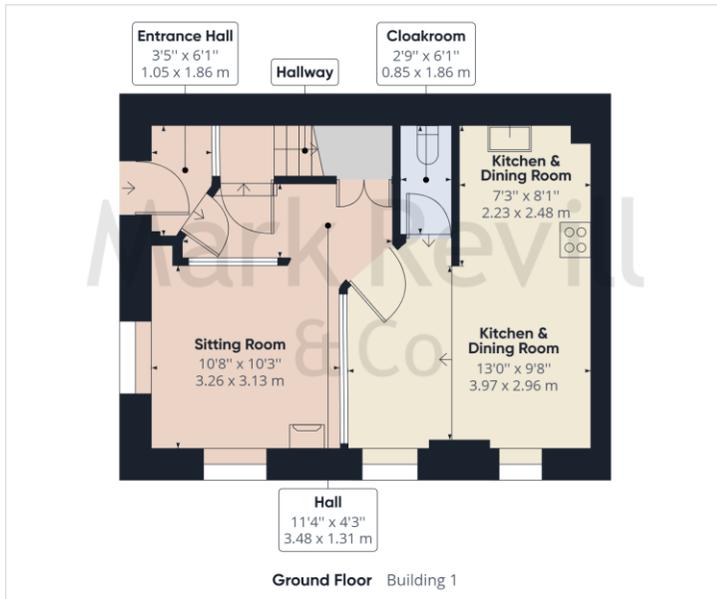
Guide Price £435,000 - Freehold

A 4 bedroom end of terrace Victorian house exuding charm and character, having been the subject of a skilful reconfiguration and extension programme over the last few years. The accommodation comprises a sitting room, kitchen/dining room, en-suite shower room to the master bedroom, family bathroom, a feature child's bedroom with study area and independent staircase to a mezzanine bedroom, and cloakroom on the ground floor. The property further benefits from replacement double glazing and gas fired central heating. Outside, there is a private garden to the front of the property together with a detached store/home office, together with open communal grounds, 2 allocated parking spaces and visitor parking.

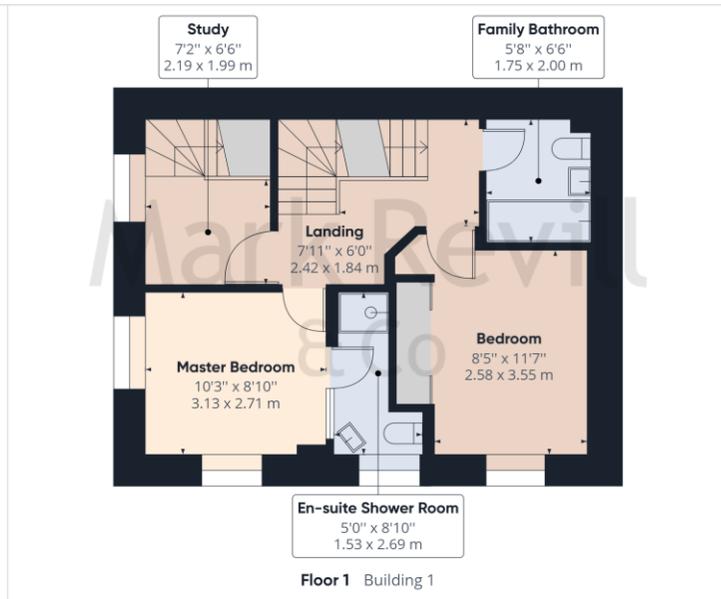
Located in a semi-rural position within easy reach of local amenities including general store, pub and the nearby secondary school. The main towns of Haywards Heath & Lewes are about 6 miles away and provide comprehensive shopping and leisure facilities and both have train stations with easy access to London. The local area is well served by many public footpaths and a chance to explore the delightful surrounding countryside.



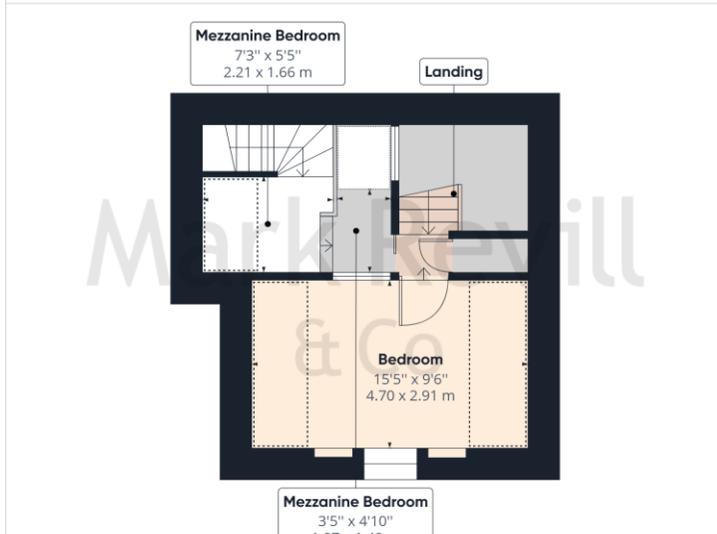




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 1135.91 ft²
 105.53 m²

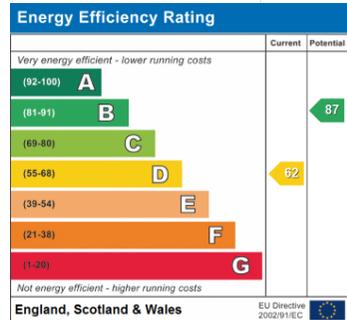
Reduced headroom
 76.27 ft²
 7.09 m²

(1) Excluding balconies and terraces

⌌ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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