



Chapel Row
Selsfield Road, West Hoathly, RH19 4

 **Mark Revall & Co**

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Guide Price £375,000 - Freehold

A 2 double bedroom timber framed semi-detached cottage with character accommodation comprising a sitting room with solid fuel burner, kitchen/dining room, ground floor bathroom, rear lobby, and an en-suite shower room to the rear bedroom. The property benefits from replacement double glazing throughout and oil fired central heating. Outside, there is a driveway to the side of the property, a detached studio and a delightful, landscaped rear garden with shrub borders and seating areas. A particular feature of the property is the superb, elevated open outlook over the adjoining countryside. A private lane to the rear of the property provides access to public footpaths spanning to Kingscote and beyond. The property is bought to the market with the advantage of no onward chain.

Located close to the village recreation ground and within easy walk of the historic and picturesque village centre with its parish church, inn, village hall and primary school. The village lies within the High Weald Area of Outstanding Natural Beauty on the edge of Ashdown Forest offering a superb venue for walks and horse riding and is within 7 miles of Haywards Heath and 5 miles of East Grinstead, both of which offer a wide range of shops, a main line station, leisure facilities and schools.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

581.75 ft²
54.05 m²

Reduced headroom

5.84 ft²
0.54 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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