



Warrs Hill Road, Lewes

**Lewes
Estates**

Chailey is a village and parish in the Lewes District. The parish consists of the settlements; South Chailey, South Street, Chailey and North Chailey.

The area is surrounded by Chailey Common Nature Reserve and has footpaths and bridleways linking with the neighbouring districts, as well as good access by road to a number of the surrounding towns. North Chailey has a petrol station with convenience shop about a 15 minute walk away.

Chailey has a delightful historic pub called The Five Bells (2 miles away) which serves local ales and offers a great varied food menu. It is an old coaching house dating back many hundred of years. It has everything you could wish for in a country pub, including; a log fire, cosy bar area, delightful gardens and a well equipped restaurant.

Slightly further down the A275 past the Five Bells is a McColl's convenience store which is only a 5 minute drive from the house (2.7 miles). The Rainbow pub and carvery in Cooksbridge is only 5.3 miles away further along again on the A275 and the historic town of Lewes with all of its pubs, restaurants and shops is only a 17 minute drive down the A275 from the flat.

The Shell Petrol station is located 0.7 miles away from the flat and is roughly a 15 minute walk. It has a Londis store in the petrol station and therefore is always stocked with essential items that one might need.

- One bedroom ground floor flat with private entrance set within a historic house built in 1905
- Character features and high ceilings throughout
- Large and impressive 18ft x 18ft Living / Dining Room with bay window
- Large 16ft x 14ft bedroom with glazed doors leading onto the communal grounds
- Garage en bloc with power, light and off road parking
- Share of freehold between six flats
- Situated within beautiful communal grounds with direct access to Chailey Common
- A plethora of countryside walks onto Chailey Common within yards of the flat
- Village location close to Newick, Haywards Heath, Burgess Hill, Uckfield and Lewes



Front Door

Entrance Hall

Living / Dining Room
18'7 x 18'3

Kitchen
12'8 x 9'1

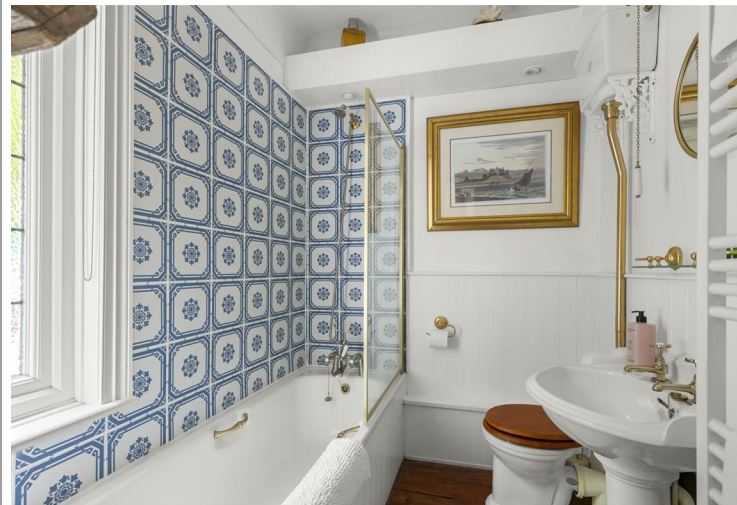
Bedroom
16'4 x 14'10

Bathroom

Large Communal Gardens

Garage
19 x 9'4

Off Road Parking



A well-presented one-bedroom ground floor flat with a private entrance in a historic 1905 house, located in North Chailey. This share of freehold flat has character features and high ceilings throughout. The accommodation includes one bedroom with a feature fireplace, bathroom, fully fitted kitchen with integrated appliances, large living/dining room with bay window and feature fireplace, and a garage en-bloc with power and light. The south-facing communal garden is well maintained year-round. There is resident parking, with additional parking in front and inside the garage.

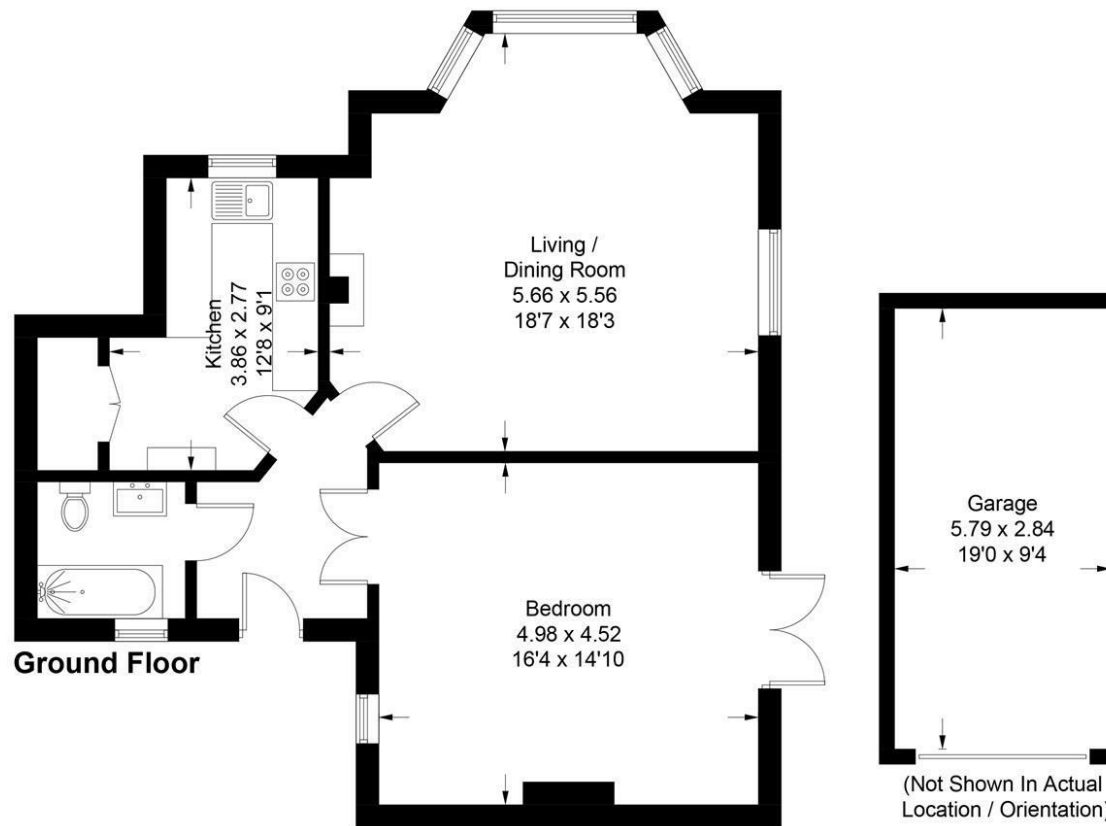
Enter through the private front door into a hallway. To the left is the bathroom with a frosted window, white panelled bath with shower attachment, wash hand basin, W/C with original high cistern, and heated towel rail. Opposite is the bedroom, measuring 16ft x 14ft, with a high ceiling, double aspect windows, glazed double doors to the communal grounds, and a character iron fireplace with wood surround. The kitchen, measuring 12ft x 9ft, has wooden cupboards, wall and base units, under-counter lights, work surface space, one and a half bowl sink and drainer unit, integrated under-counter fridge, space for a freestanding cooker with extractor, and space for a washing machine. There is a breakfast bar for two and a window overlooking the communal grounds.

The living/dining room, measuring 18ft x 18ft, faces south, bathing the room in natural light. It has a large bay window, a side window with views over the communal grounds, a cast iron feature fireplace, and a character ceiling rose. The high ceilings add to the grandeur and the room can accommodate various furniture.

The main parking area for the six flats is at the back. There is ample space for each flat to park one car. The garage block has six garages, with the far-left garage belonging to the client. It has power and light, with an additional fridge and dryer, allowing it to be used as utility space. The garage can also park a car, with potential additional parking in front.

Two communal washing lines are next to the garages. The communal grounds are maintained by a gardener employed by Red House Management Ltd, ensuring high standards year-round. Residents often place their outdoor furniture near their flats, with the client using the garden area by the external bedroom door.





Approximate Gross Internal Area = 72.5 sq m / 781 sq ft

Garage = 16.4 sq m / 177 sq ft

Total = 88.9 sq m / 958 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1132344)



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