



1 Manor Court

MILL LANE | NORTH CHAILEY | EAST SUSSEX | BN8 4EG

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Situation

A unique four bedroom wing set in a character property having been significantly updated throughout benefiting from a large roof terrace and set in approximately 6 acres of communal grounds bordering Chailey Common Nature Reserve

Chailey is a popular rural village with a general store, post office and public house. The larger town of Haywards Heath provides the nearby mainline train station with regular rail services to London and Brighton. There are also a range of revered state and private schools locally.

This sizable wing forms part of the original Chailey Heritage School built in 1930's and was sympathetically converted into residences in the 1990's. Having been significantly updated by the current vendor including re-fitted modern kitchen and bathrooms, full redecoration and updated heating system, the property has an 'upside down' format to capitalise on the spectacular views with the reception spaces arranged on the first floor. Four double bedrooms and a family bathroom reside on the ground floor with the principal bedroom serviced by an en-suite shower room. Stairs lead to the first floor where there is a large open plan sitting room, flooded with light with patio doors leading out onto the exclusive and sizable roof terrace. The modern re-fitted kitchen boasts a range of fitted appliances and a central island unit. There is also the benefit of a loft store with window. Approximately six acres of communal grounds surround the property which is predominantly laid to lawn and abuts Chailey Common Nature Reserve. Within the garage complex is the property's double garage and there is an abundance of visitor parking.



Overview

Kitchen

- » Shaker style wall and base units
- » Quartz work surfaces
- » Inset sink
- » Inset 5 ring gas hob
- » Integrated 'Neff' electric combination microwave oven
- » Integrated dishwasher
- » Integrated fridge freezer
- » Space for washing machine
- » Space for wine cooler
- » Island with a selection of cupboards and drawers

Bathrooms

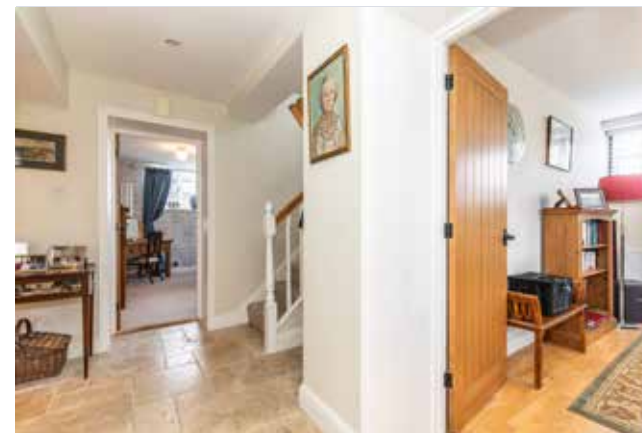
A family bathroom and en-suite shower room benefiting from modern white suites comprising a panelled bath with wall mounted shower, fully tiled shower cubicle with wall mounted shower and glazed screen, low level w.c. suites, wash hand basins with drawers under, heated ladder style towel radiators.

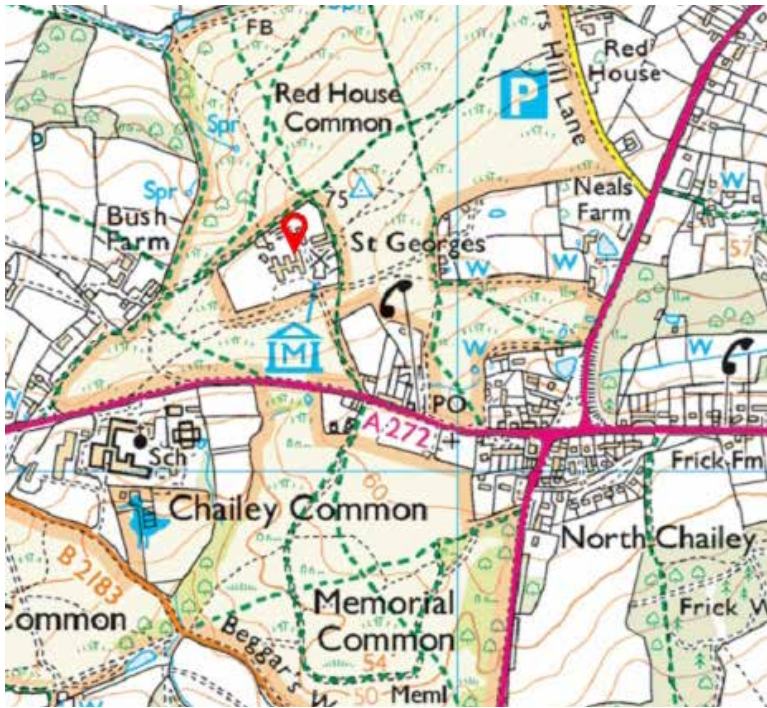
Specification

- » Mezzanine loft area
- » First floor roof terrace
- » Double garage

External

The property is approached over a driveway and communal grounds of approximately six acres which is predominantly laid to lawn. The property is unique by having the only first floor south facing roof terrace. The roof terrace is accessed via the sitting room which makes for a wonderful space to entertain and relax. The property has the benefit of a garage located within the block of garages.





Transport Links

Haywards Heath Train Station	approx. 5.9 miles
London Victoria By Train	approx. 47 mins
A26 Slip Road	approx. 9.4 miles
Brighton	approx. 13.5 miles
Gatwick Airport	approx. 18.2 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Manor Court, North Chailey, BN8 4EG

Approximate Gross Internal Area = 159.2 sq m / 1714 sq ft

(Including Loft & Void)

Garage = 24.2 sq m / 260 sq ft

Total = 183.4 sq m / 1974 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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