





## Chelwood Gate, West Sussex

Spacious bungalow set in a middle of a large plot with wrap around garden, parking and garage located in village of Chelwood Gate.



- ▶ **Detached Bungalow**
- ▶ **Garage**
- ▶ **Utility Room**
- ▶ **Conservatory**
- ▶ **Potential to Improve**
- ▶ **Ample Parking**
- ▶ **Spacious Plot**
- ▶ **Kitchen/Dining Room**
- ▶ **Rural Location**
- ▶ **No Chain**

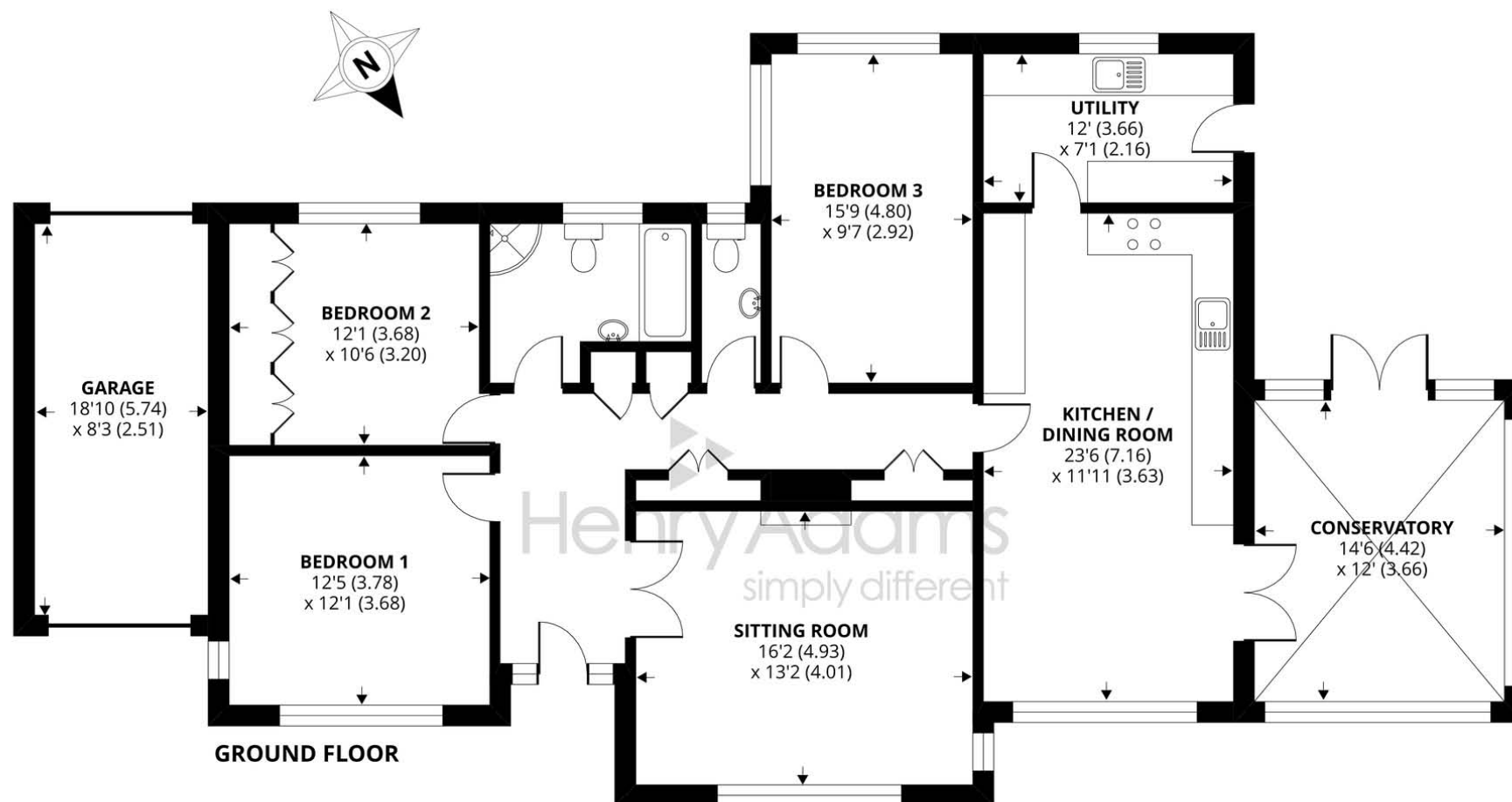
Measuring approximately 1688 sq ft, the property offers flexible accommodation and potential to improve. In more detail the property comprises entrance hall with a number of storage cupboards and doors leading to spacious sitting room with open fireplace. Further on from the entrance hall is open plan kitchen / dining room with ample storage, integrated appliances including double oven. On from the kitchen is a utility room with sink, plumbing and space for washing machine and tumble dryer, with rear access to the garden. There is a large conservatory with double doors leading to the rear garden.

Back from the entrance hall are doors leading to master bedroom, second double bedroom with built in wardrobes, third dual aspect double bedroom, downstairs cloakroom and a modern family bathroom with separate shower unit, bath, wash basin and wc.

Further attributes included double glazing throughout, oil fired heating with new combi boiler fitted in December 2019 and being sold with no onward chain.

Accessed via double five bar gates there is ample parking with gravel driveway and access to attached garage with electricity supply, up and over doors to the front and rear of the garage. The garden wraps around the bungalow with pebble path and is mainly laid to lawn, with large terrace from the conservatory, surrounded by mature hedges, trees and shrubs. The garden is fully enclosed and as well as the garage are two sheds.





## Beaconsfield Road, Chelwood Gate, Haywards Heath

Approximate Area = 1532 sq ft / 142.3 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Henry Adams. REF: 651436

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Standing in a rural setting on edge Chelwood Gate village, the property is ideally located for access to the Ashdown Forest with its 6,400 acres of heath/woodland for walks and its varied range of animal and bird wildlife. Chelwood Gate amenities include, church, village hall and public house The Red Lion. The nearby villages of Nutley, Danehill and Forest Row provide a varied range of local shops, specialist stores, restaurants and primary schools. Nearby towns include Haywards Heath and East Grinstead, which both provide number of shops, supermarkets and mainline train stations. Haywards Heath mainline station offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes).

By car, surrounding areas can be accessed via the A22 and A23/M23 with links to Brighton, Lewes, Gatwick Airport and London. Places of interest nearby include the Bluebell steam railway, Sheffield Park and Wakehurst Place gardens. The surrounding area is also the home of several excellent independent schools including Great Walstead, Cumnor House and Ardingly College.

