



Manor Court, Mill Lane, North Chailey

Recently decorated two bedroom mews house, set in 6 acres of communal grounds with parking and garage.



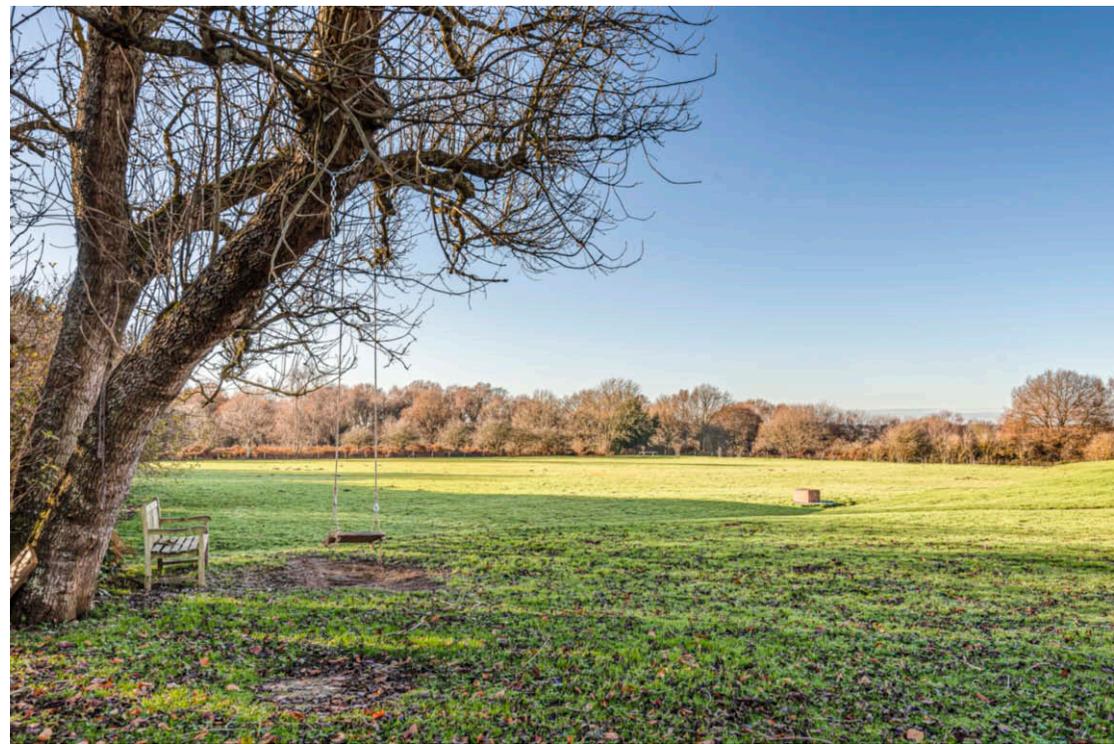
- ▶ **Character Property**
- ▶ **Sitting Room**
- ▶ **Gas Central Heating**
- ▶ **Garage**
- ▶ **6 Acres Communal Grounds**
- ▶ **2 Double Bedrooms**
- ▶ **Ample Parking**
- ▶ **Countryside Views**

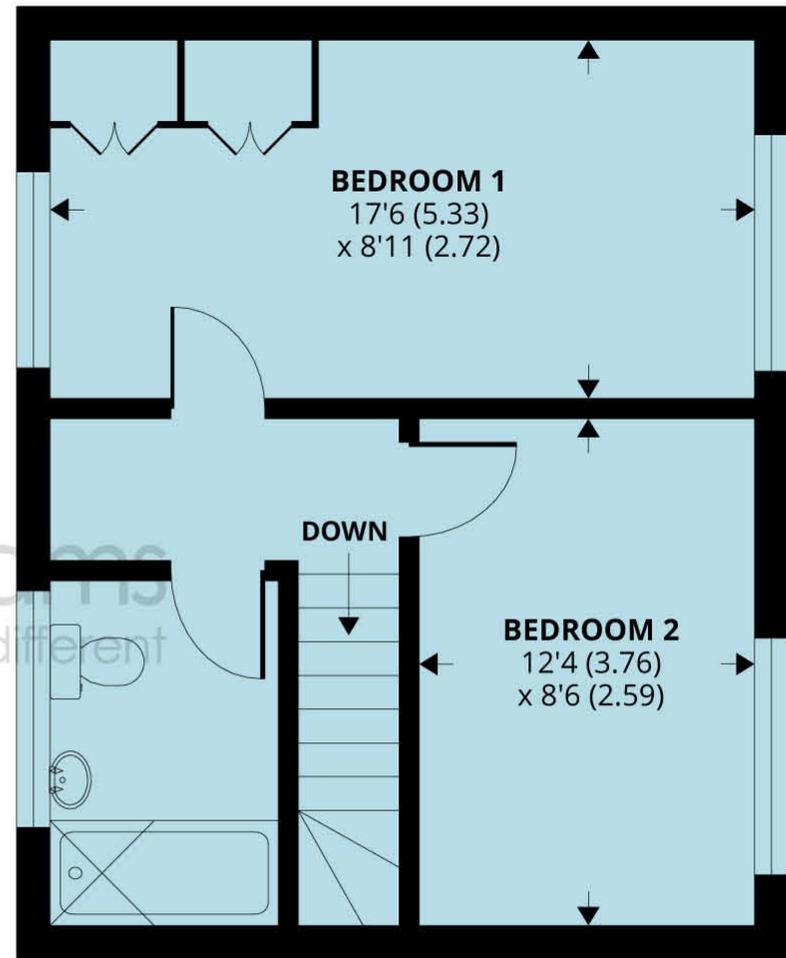
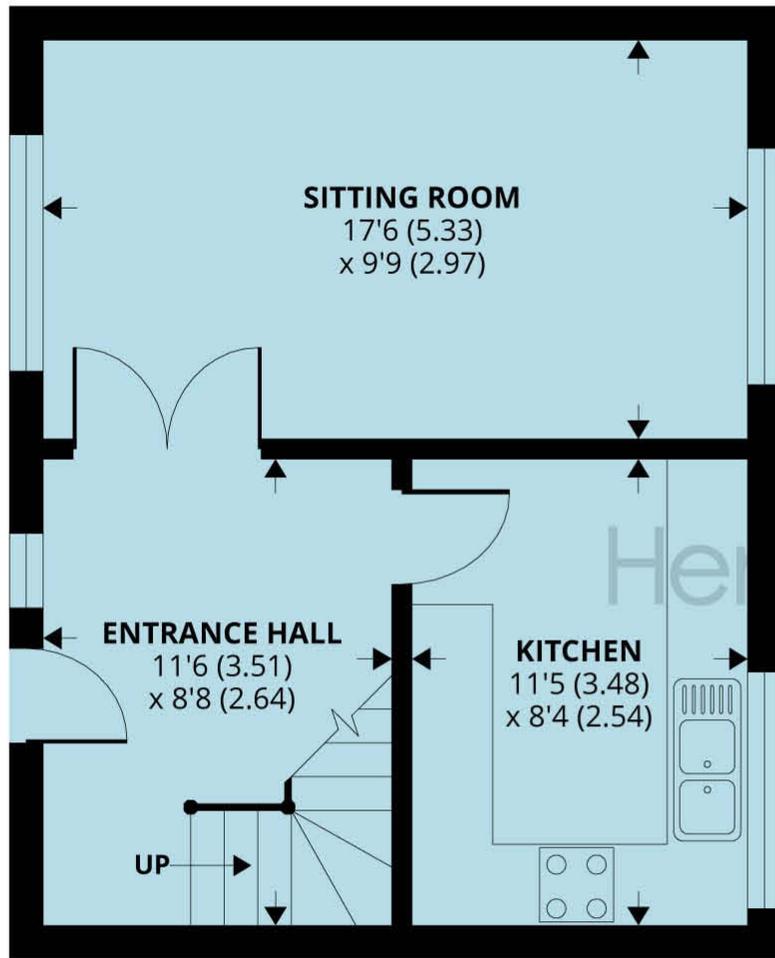
Henry Adams are delighted to offer this recently decorated two bedroom mews house, forming part of this period conversion of the Old Chailey Heritage School. Set in a unique, private and peaceful location with stunning panoramic views of the South Downs set in six acres of beautiful communal grounds. The property comprises in brief; entrance hall/dining hall with doors leading to dual aspect sitting, fully fitted kitchen with views to communal grounds. The first floor comprises landing with doors leading to dual aspect master bedroom with bedroom with built in wardrobes, second double bedroom and white suite bathroom with bath, shower over bath, wc, wash basin and access to loft which is boarded and includes step ladder, ideal for additional storage.

The property benefits from gas central heating and has recently been decorated to a high standard with new flooring and carpets throughout. Internal viewing highly recommended.

Additional information

Annual service charge £1140 per annum which includes maintenance of the grounds as well as local handyman, who visits once a week for any jobs or repairs required.





GROUND FLOOR

FIRST FLOOR

Manor Court, Mill Lane, North Chailey, Lewes

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT 71 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

Outside

The property sets within approximately six acres of communal grounds which enjoys extensive lawned grounds, enjoying panoramic views across open countryside towards the South Downs. The grounds are beautifully maintained and ideal for someone, who enjoys outside space with the benefit of no personal upkeep. There is ample parking for residents and visitors as well to the rear of the property is a garage block and property benefits from a single garage with up and over doors and electricity supply

Location

The village of North Chailey is located on the A272 mid way between Haywards Heath, Uckfield and approximately 8 miles from the historic town of Lewes. Set within Chailey Common, a Nature Reserve comprising 450 Acres with footpaths, nature trails and access for horse riding. Haywards Heath main line station is approximately 6 miles from North Chailey and services trains to London (London Bridge and Victoria) within 45 minutes and Gatwick Airport. The major surrounding areas can be accessed via the A272, linking with the A22 to the east and A23.

