



**Green Lane  
South Chailey, BN8 4BT**

**£565,000**

**01444 474447  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

## LOCATION

This property's name stands for 'House of Welcome' and the second you walk through the door, you understand why. This quaint home within South Chailey is absolutely beautiful and riddled with charm, from the stained glass window pane by the front door to the exposed beams and open fireplace, you certainly won't be disappointed with this hidden gem. Situated within South Chailey and not too far from the village store (with post office) plus the popular Chailey secondary school and a modern doctor's surgery, this really is a fantastic place to live, should you be after the semi-rural life yet also with amenities nearby. There is also a primary school, pub and church in Chailey Green, so not too far away at all. The village is surrounded by open countryside, making this a fantastic choice if you are looking for a semi-rural location. Footpaths and bridleways link the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe. The towns of Lewes, Burgess Hill and Haywards Heath are all within easy reach and offer extensive shopping, recreational facilities and mainline railway stations, (Haywards Heath to Victoria/London Bridge approximately 45 minutes). By road, access to the major surrounding areas can be gained via the A275 which runs through the village with the A272 to the north and the A27 at Lewes to the south.

## ACCOMMODATION

Tenure: Freehold

The deceptively spacious family home is arranged over two floors & has been extended to the side by the current vendor to add a separate dining room, however would make a perfect play room, should you be moving in with little ones. Downstairs, you'll find a W.C, kitchen, large L

shape living/dining room, complete with exposed beams and an open fireplace. Double patio doors lead out from the living room to the secluded garden. On the first floor, the charm continues, once again with beams throughout and a detailed ceramic sink in the bathroom. The master bedroom spans almost the full length of the property, with fitted pine wardrobes running along one wall. This room offers future potential to easily make the property a 4 bed, by splitting the master in half. Bedrooms 2 & 3 are set to the rear of the property, offering views over neighbouring fields. The property has oil heating and double glazed windows.

## OUTSIDE

A detached garage (complete with power) is positioned at the end of the garden, accessed by car off the shared driveway (owned by a neighbouring property, so no financial costs to this property). Parking in front of the garage allows space for one car, with plenty of roadside parking at the end of the shared driveway. The front and rear garden of this property are planted beautifully and offer a real sense of seclusion due to high hedgerows. The oil tank is within the rear garden and fenced in, so not overbearing at all.





**Buses**

5 minute walk



**Shops**

Village Store  
6 minute walk



**Trains**

Cooksbridge – 3.4 miles  
Haywards Heath – 6.7 miles



**Airport**

Gatwick  
19.8 miles



**Roads**

M23  
17.3 miles



**Sport & Leisure**

The Dolphin  
7.6 miles



**Rental Income**

£tbc



**Schools**

Chailey St Peter's CofE  
Primary  
Chailey Secondary



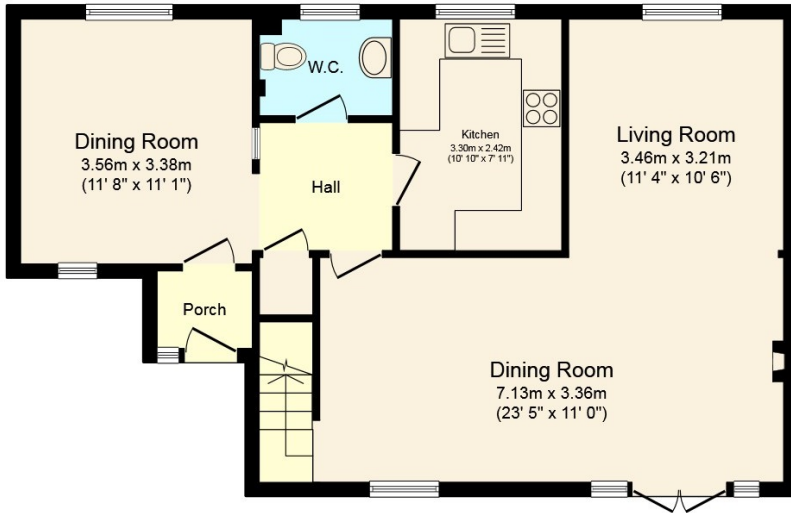
**Broadband**

Up to 66 Mbps

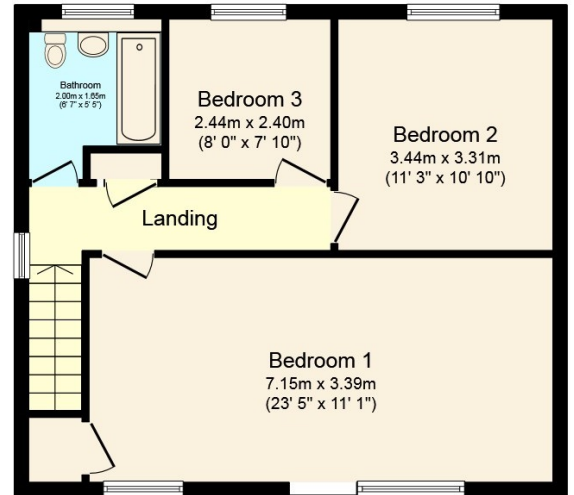


**Council Tax**

Band F

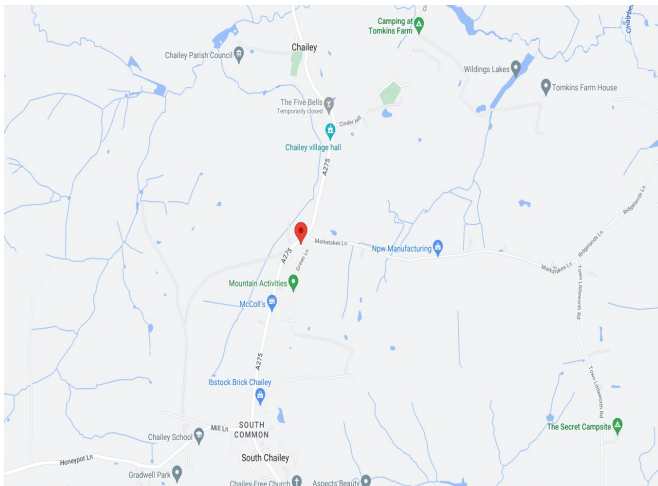


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**1,325 sq ft / 123 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01444 474447**  
**hhsales@brocktaylor.co.uk**



**01444 474447**

**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

**brocktaylor.co.uk**

26 The Broadway, Haywards Heath, West Sussex, RH16 3AL

