



1 Coppards Close, Wivelsfield Green, East Sussex RH17 7QW

GUIDE ... £400,000-£425,000



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A recently refurbished 2 bedroom detached bungalow occupying an 80' x 50' corner plot in the heart of this popular and friendly village within a few hundred yards of the local store, pub, excellent local primary school, glorious countryside and woodland. For sale with no onward with chain.

- Detached bungalow with pretty corner plot gardens
- Thoroughly refurbished 6 years ago
- Very clean and neutral decorative order throughout
- New kitchen, bathroom, boiler and electrics
- Spacious entrance hall/sunroom
- Sitting room and beautifully refitted kitchen
- 2 generous double size bedrooms
- Fully tiled refitted bathroom
- Great potential for extension/loft conversion STPP
- Literally across the road from the Primary School - Chailey Secondary School catchment area
- For sale with no chain
- EPC rating: D - Council Tax Band: D

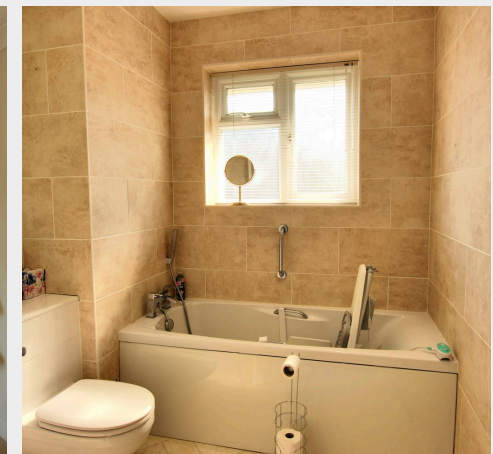


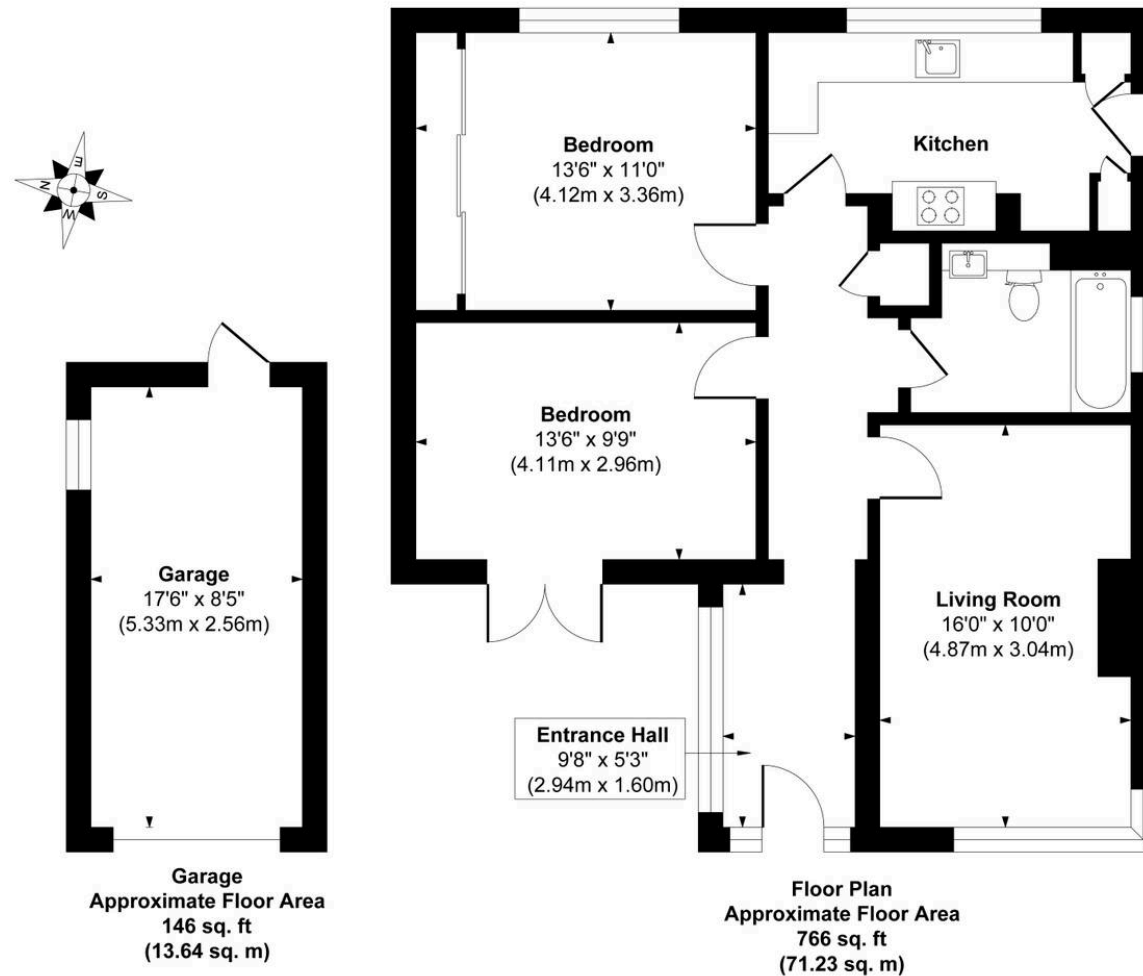
Coppards Close is a short cul-de-sac situated off South Road (opposite the primary school) within a few minutes' walk of all the village facilities including the local shop with post office and delicatessen and the popular local pub/restaurant, the Cock Inn. The countryside surrounding the village is interspersed with footpaths and bridleways linking with woodland and both Ditchling and Chailey common nature reserves. The village primary school is very well regarded and children from the village catch a school bus to Chailey Secondary School in nearby South Chailey. The towns of Haywards Heath and Burgess Hill are both about 3.5 miles distant where there are extensive shopping and recreational facilities, railway stations and leisure centres.

By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 (Haywards Heath relief road) and A/M23 which lies about 8 miles to the west at Bolney.

Distances in miles approx.

Haywards Heath Station 3.9 (London Bridge/Victoria 47 mins, Gatwick 15 mins and Brighton 20 mins),
Wivelsfield Station 2.5, Burgess Hill Station 2.8,
Brighton seafront 13, Gatwick Airport 18, A23 at Bolney 8





Approximate. Gross Internal Floor Area 912 sq. ft / 84.87 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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