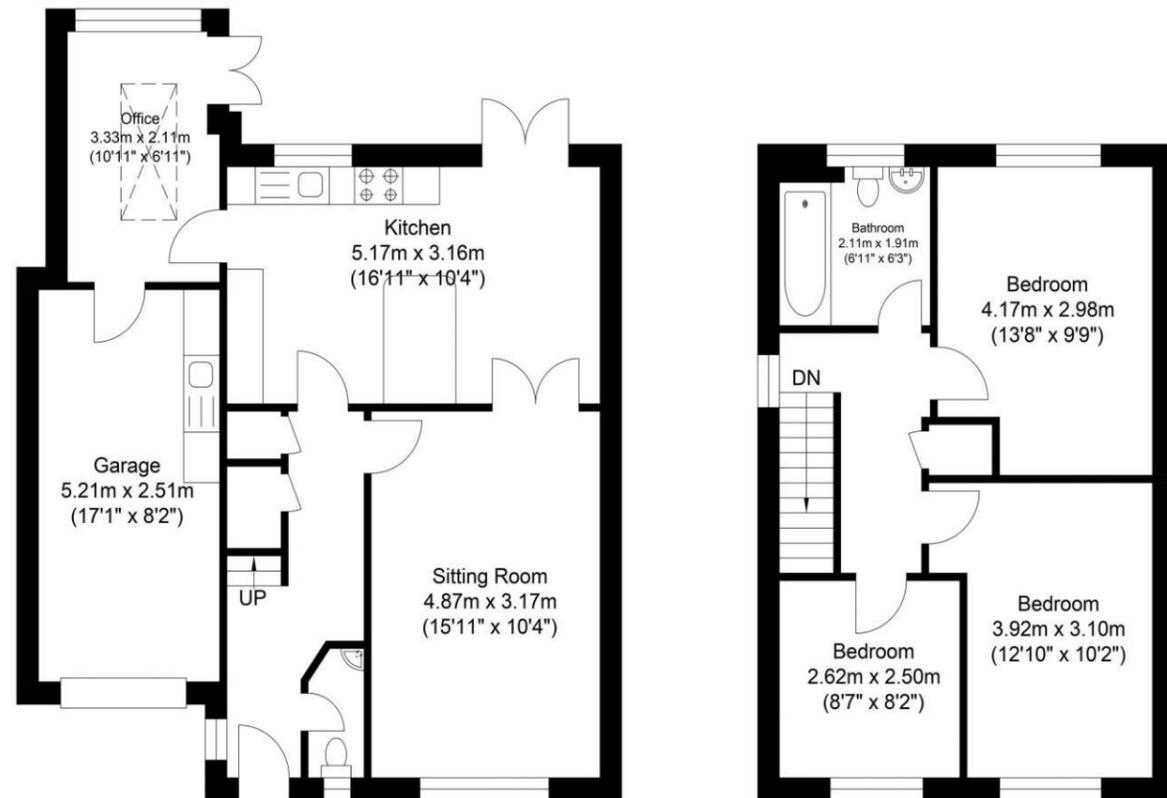


## The floorplan...



Ground Floor  
Approximate Floor Area  
675.43 sq ft  
(62.75 sq m)

First Floor  
Approximate Floor Area  
451.86 sq ft  
(41.98 sq m)

Approximate Gross Internal Area (Including Garage) = 104.73 sq m / 1127.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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*A beautifully presented 3 bedroom link detached house  
with useful home office and lovely garden*

£450,000  
Freehold

4 The Martlets,  
South Chailey BN8 4QG



## More details from...

call: Newick office: **01825 722288**

email: [new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

web: [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

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## *In brief...*

- HALL
- DOWNSTAIRS CLOAKROOM/WC
- SITTING ROOM
- WELL EQUIPPED KITCHEN/DINING ROOM
- HOME OFFICE
- 3 BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- DRIVEWAY
- GARAGE
- FRONT & REAR GARDEN
- EPC F
- COUNCIL TAX BAND D LEWES



*This property is presented in immaculate order in a modern, contemporary style*

## *In more detail...*

**A BEAUTIFULLY PRESENTED 3 BEDROOM LINK DETACHED HOUSE** with useful home office, well equipped open plan kitchen/dining room and a lovely rear garden.

A double-glazed front door leads into the entrance hall which has a downstairs cloakroom/wc and stairs rising to the first floor.

The sitting room has a window to the front and double doors leading to the **OPEN PLAN REFITTED KITCHEN/DINING ROOM** which is very well equipped with an integrated dishwasher & microwave, fridge/freezer, oven, induction hob & breakfast bar. The dining area has double doors to the garden.

Off the kitchen is a useful **HOME OFFICE** which has a skylight with remote control opening & blind and a door to the garage.

On the first floor is a landing off which there are 3 bedrooms, two to the front and one to the rear (2 of the bedrooms have remote controlled black out roller blinds) as well as a modern bathroom with double ended bath.

Further benefits include modern electric heating and double glazing.

Outside there is a lawned garden to the front with a driveway leading to the garage that has a utility area with space & plumbing for a washing machine.

To the rear is a **PRETTY GARDEN** with paved patio adjoining the rear of the house, a good-sized lawn with flower beds and borders.



## *The location...*

Situated close to the heart of this popular village where the amenities available include a convenience store and a popular secondary school. There is a primary school, pub and church in Chailey Green about a mile to the north. The village is surrounded by open countryside which is interspersed with footpaths and bridleways linking the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe. The towns of Lewes, Burgess Hill and Haywards Heath are within 6 to 7 miles and all 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.

**DIRECTIONS:** From our office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching North Chailey. At the two mini roundabouts, turn left at the second heading south along the A275 in the direction of Lewes. Proceed along this road for a couple of miles until reaching South Chailey. Turn right into Mill Lane, which is signposted to Chailey School. Go past the school and The Martlets is on your left with number 4 then on your left.

## *Worth bearing in mind...*

The kitchen area is well equipped with integrated dishwasher, fridge/freezer, oven, induction hob & cooker hood

