



Sunnyridge Coldharbour Lane, North Chailey BN8 4HJ

£575,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

Sunnyridge, Coldharbour Lane

A spacious (2,157sq ft) and versatile FIVE BEDROOM DETACHED property with three bathrooms, two separate reception rooms & is available with NO ONWARD CHAIN

Although in need of some modernisation, Sunnyridge offers great potential to create a lovely family home. The hall gives access to most of the principle rooms with both reception rooms at the rear overlooking the garden.

The LOUNGE has a fireplace, shelving, patio doors to the garden & sliding doors to the DINING ROOM. The kitchen/breakfast room has an electric oven & gas hob and there is a useful UTILITY ROOM to the side which has a door to the garage.

Three of the bedrooms are on the ground floor (one with patio doors to the garden and an en suite shower room) and there is a further bathroom. On the first floor there are 2 more bedrooms, one with a large dressing room and there is an additional shower room.

To the front is a lawned garden, a DOUBLE WIDTH DRIVE & A GARAGE. The rear garden is laid to lawn with mature shrubs & hedging.

- SPACIOUS (2,157 sq ft) 5 BEDROOM DETACHED PROPERTY WITH NO ONWARD CHAIN
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN & UTILITY ROOM
- 3 BEDROOMS, BATHROOM & SHOWER ROOM ON GROUND FLOOR
- TWO BEDROOMS, SHOWER ROOM & DRESSING ROOM ON FIRST FLOOR
- GAS FIRED CENTRAL HEATING
- GARAGE & DRIVEWAY, FRONT & REAR GARDENS
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES
- WE ARE ADVISED BY THE OWNER THAT THE PROPERTY IS MORE THAN 60% TIMBER FRAME CONSTRUCTION WITH A BRICK FACADE



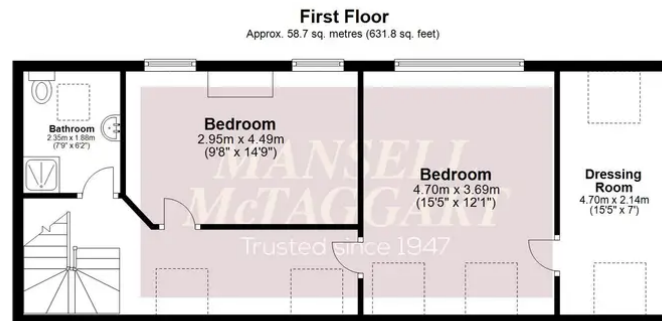
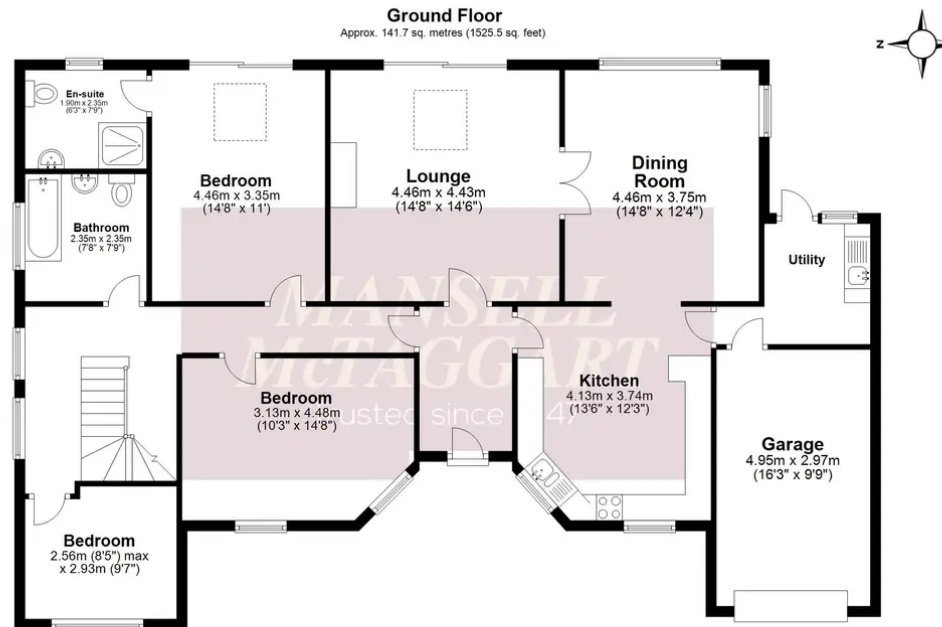


Sunnyridge, Coldharbour Lane

The property is located within this delightful rural lane forming part of the village of North Chailey, which benefits from a garage/shop and sports/social club. Other traditional village facilities can be found at Newick where there is a selection of shops including 3 pubs, a restaurant, café, pharmacy, bakery, a modern medical centre, church and 'outstanding' primary school. There is also a primary school at Chailey Green with a popular secondary school at South Chailey. The nearby Chailey Common Nature Reserve is interspersed with bridleways and footpaths linking with the neighbouring districts and villages. Haywards Heath town centre is approximately 6 miles to the west where there is a more extensive range of shops, stores, leisure facilities, schools and a mainline railway station which offers fast and regular commuter services to London (Victoria/London Bridge about 45 minutes) and Brighton.

DIRECTIONS From our Newick office on the village green head west along the A272 in the direction of Haywards Heath. On leaving the village of Newick and proceeding on the long straight towards the two mini-roundabouts at North Chailey, Coldharbour Lane is the first turning on the right. Having turned right into Coldharbour Lane the property is almost at the bottom on your right.





Total area: approx. 200.4 sq. metres (2157.3 sq. feet)

Illustration for identification purposes only. Measurements are approximate. Not to scale.
Plan produced using PlanUp.

Mansell McTaggart Newick

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