



56 New Heritage Way, North Chailey BN8 4GD

£550,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## 56 New Heritage Way

A modern (built in 2006) 4 BEDROOM DETACHED HOUSE set in this popular semi-rural development with an impressive conservatory/garden room, useful family room/study & backing onto woodland.

The front door leads into the hall which has stairs leading to the first floor. The sitting room has a bay window to the front and the well equipped KITCHEN/DINING ROOM has an electric double oven, gas hob, integrated dishwasher & fridge/freezer and then opens into the CONSERVATORY/GARDEN ROOM.

Off the kitchen is the rear lobby which leads into the downstairs cloakroom/wc and the versatile FAMILY ROOM/STUDY which was originally the garage.

On the first floor there are 4 bedrooms, one with an EN SUITE SHOWER ROOM/WC and the family bathroom. Further features include gas fired central heating, double glazing, a communal woodland walk, open green & hall.

There is an attractive front garden, gravelled driveway & a wrap around rear paved terraced with flower borders and shed.

- HALL & DOWNSTAIRS CLOAKROOM/WC
- SITTING ROOM & SEPARATE FAMILY ROOM/STUDY
- WELL EQUIPPED KITCHEN/DINING ROOM OPENING INTO CONSERVATORY/GARDEN ROOM
- 4 BEDROOMS, BATHROOM & EN SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- WRAP AROUND PAVED REAR GARDEN BACKING ONTO WOODLAND
- FREEHOLD EPC C COUNCIL TAX BAND E LEWES
- FRONT GARDEN & GRAVELLED DRIVEWAY





## 56 New Heritage Way

Situated in a lovely semi-rural area close to the popular village of North Chailey with its nearby open areas of the Chailey Common Nature Reserve, being a beautiful vast common with interesting old windmill, lovely walks, views and wildlife. This pretty area of the county is interspersed with footpaths and bridleways linking with the neighbouring districts, ideal for walking or riding. North Chailey is a small village with a garage/convenience store. There are primary schools at both Chailey Green and Newick and a secondary school at South Chailey. Private schools are also well represented throughout the area. Haywards Heath is approximately 5 miles to the west, where there is an extensive range of shops, stores and mainline railway station with fast and frequent rail services to London (Victoria/London Bridge 45 minutes) and the south coast. Extensive shopping facilities and railway stations can also be found at Lewes, Uckfield and East Grinstead.



**DIRECTIONS** From our Newick office on the village green proceed in a westerly direction towards Haywards Heath on the A272. At the two mini roundabouts at North Chailey turn right at the first one, signposted to Sheffield Park. Then take the first main turning on the left which is Warrs Hill Lane. Drive along here for a few hundred yards and then turn right into the development itself. Number 56 will be on your right just after the open & green & opposite the hall.

## New Heritage Way, North Chailey BN8 4GD

Approximate Gross Internal Area  
122.1 sq m / 1314 sq ft  
Outbuilding = 6.1 sq m / 66 sq ft  
Total = 128.2 sq m / 1380 sq ft

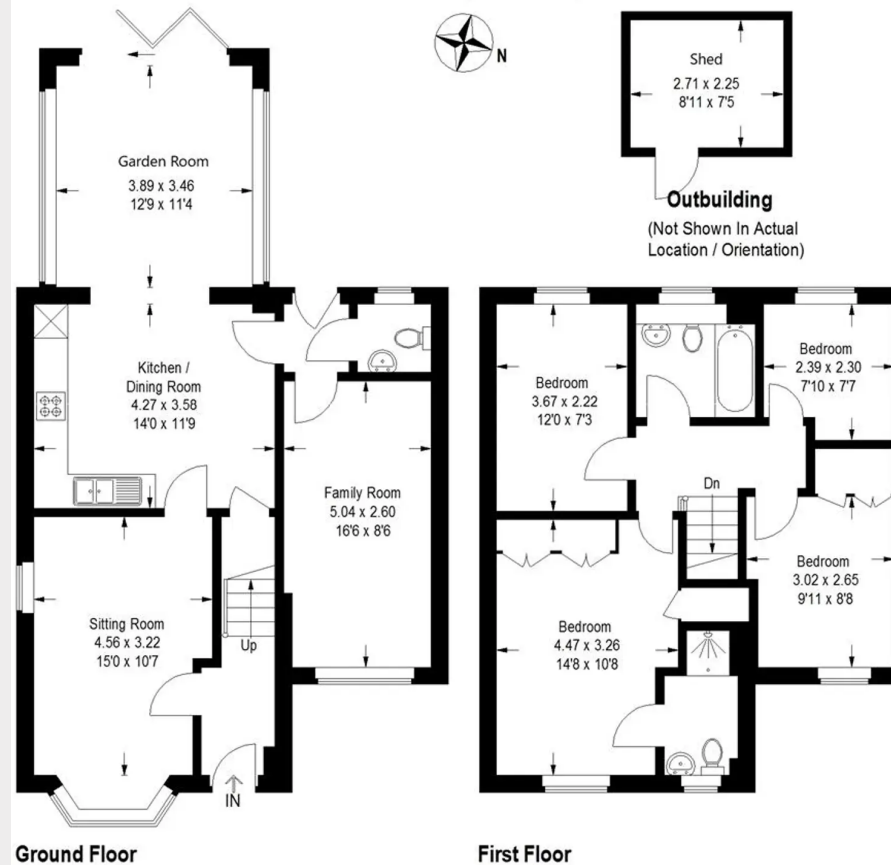


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Mansell McTaggart Newick

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