



1 Hillbrow, Haywards Heath Road, North Chailey BN8 4EX

In Excess of £490,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

1 Hillbrow, Haywards Heath Road

A BEAUTIFULLY PRESENTED PERIOD THREE BEDROOM SEMI-DETACHED HOUSE having been extensively refurbished with a lovely garden and sought after home office/studio at the bottom of the garden.

On the ground floor the front door leads into the entrance porch and then onto the impressive 26'6 x 15'4 SITTING ROOM/DINING ROOM which has a square bay window to front, shelving to one wall and a window to the rear.

Beyond the dining area is the re-fitted kitchen which has a range of units, a Rangemaster Deluxe gas cooker, integrated dishwasher & washing machine.

Stairs from the sitting room lead up to the first floor landing, off which there are 2 bedrooms, one to the front and one to the rear. The front bedroom has built in wardrobe cupboards and to the rear is the LUXURIOUS BATHROOM/SHOWER ROOM with roll topped bath and walk in shower. On the second floor is the dual aspect 3rd bedroom with eaves storage.

To the rear is a LOVELY GARDEN laid mainly to lawn with vegetable plot, timber shed and a detached HOME OFFICE/GYM/STUDIO with decking area

- PORCH & 26'6 X 15'4 SITTING ROOM/DINING ROOM
- SUPERB KITCHEN
- TWO FIRST FLOOR BEDROOMS
- LUXURIOUS BATHROOM WITH ROLL TOP BATH & WALK IN SHOWER
- SECOND FLOOR BEDROOM & EAVED AREA
- LOVELY REAR GARDEN
- GARDEN HOME OFFICE/GYM
- GAS FIRED CENTRAL HEATING
- FREEHOLD EPC D COUNCIL TAX BAND E LEWES
- CLOSE TO CHAILEY COMMON NATURE RESERVE



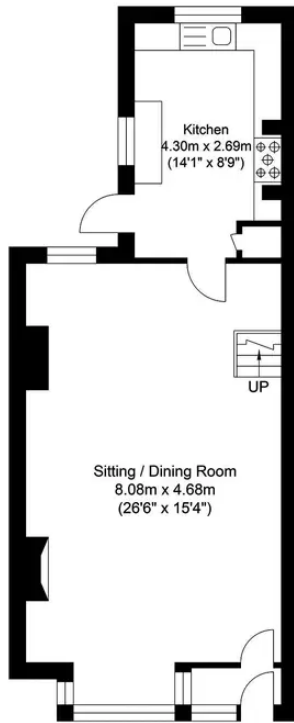


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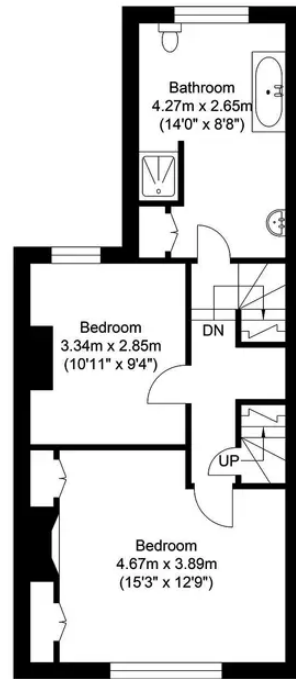
The property is situated in the popular village of North Chailey close to Chailey Common Nature Reserve, being a beautiful vast country area with interesting old windmill which is interspersed with footpaths and bridleways linking with the neighbouring districts. Ideally located, the property provides good access by road to a number of the surrounding major towns. North Chailey is a small village with a garage with convenience store. There are primary schools at both Chailey Green and Newick (OFSTED outstanding) and a secondary school at South Chailey. 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. The charming village of Newick with its green and various stores, pubs and modern area health centre is 2 miles east.

DIRECTIONS: From our Newick office, head in a westerly direction along the A272 towards Haywards Heath, going over the two mini roundabouts at North Chailey and the property can be found a few hundred yards along on the right hand side.

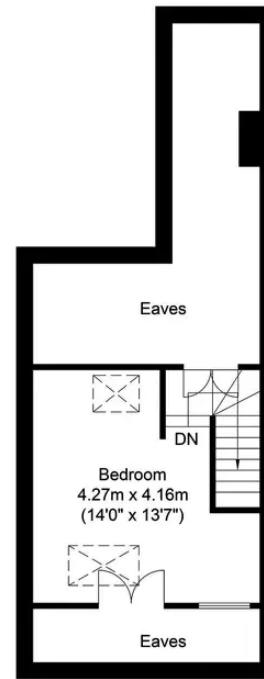




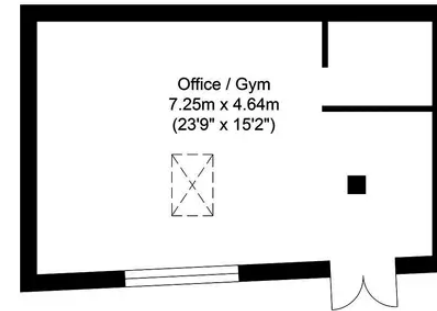
Ground Floor
Approximate Floor Area
527.21 sq ft
(48.98 sq m)



First Floor
Approximate Floor Area
495.57 sq ft
(46.04 sq m)



Second Floor
Approximate Floor Area
403.43 sq ft
(37.48 sq m)



Outbuilding
Approximate Floor Area
348.64 sq ft
(32.39 sq m)



Approximate Gross Internal Area = 164.89 sq m / 1774.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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