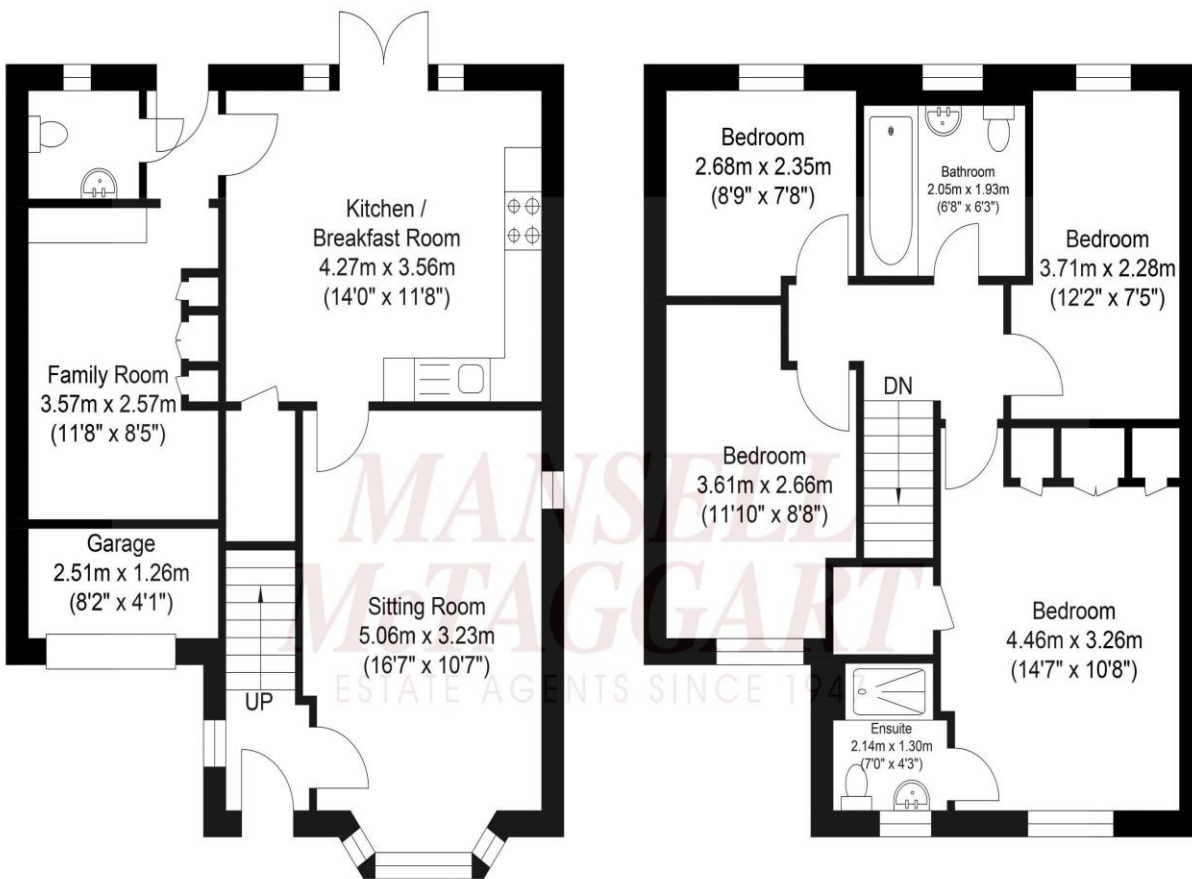


The floorplan...



Ground Floor
 Approximate Floor Area
 567.36 sq ft
 (52.71 sq m)

First Floor
 Approximate Floor Area
 567.68 sq ft
 (52.74 sq m)

Approximate Gross Internal Area (Including Garage) = 105.45 sq m / 1135.05 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

A modern 4 bedroom detached house set in a lovely rural location and available with no onward chain

£550,000
 Freehold

44 New Heritage Way,
 North Chailey BN8 4GD



More details from...

call: Newick office: **01825 722288**

email: new@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

In brief...

- HALL
- DOWNSTAIRS CLOAKROOM/WC
- SITTING ROOM
- IMPRESSIVE KITCHEN/DINING ROOM
- FOUR BEDROOMS
- BATHROOM & EN SUITE SHOWER ROOM
- GARAGE CURRENTLY USED AS FAMILY/UTILITY ROOM & STORAGE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- BRICK PAVED DRIVEWAY
- FRONT & REAR GARDENS
- COMMUNAL WOODLAND WALK
- NO ONWARD CHAIN
- EPC C
- COUNCIL TAX BAND E LEWES



In more detail...

A modern **four bedroom detached house** built in 2010 by Taylor Wimpey as part of this popular Bluebell View development close to Chailey Common nature reserve with a communal woodland walk and available with **no onward chain**.

On the ground floor the front door leads into the hall which has underfloor heating, stairs rising to the first floor and a door into sitting room which has a bay window to the front & a further window to the side.

At the rear is the **impressive kitchen/dining room** which has a built-in gas hob, electric oven, wine fridge & fridge/freezer. Double doors open onto the rear garden, there is also a large understairs cupboard and a door to the rear lobby. From here you can access the downstairs cloakroom/wc.

The rear section of the garage is currently being used as a family/utility area and the front section as storage.

On the first floor is the landing, off which there are four bedroom (2 to the front & 2 to the rear) and a modern bathroom. Bedroom one has built in wardrobe cupboards and an **en suite shower room/wc**. Further benefits include gas fired central heating and double glazing.

Outside there is a brick paved driveway and a pretty front/side garden. The **attractive rear garden** has a patio, a lawned area, mature shrubs and a shed with power connected.

There is also a communal hall, woodland walk, play area, open spaces and the local school bus collects children at the entrance to the development.



The location...

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. After the open green take the right-hand fork and number 44 can be found in a small close on your left.

Worth bearing in mind...

The property benefits from solar roof panels that assist with the heating of the hot water

New Heritage Way has all the benefits of a modern living but is set in a lovely rural location with its own woodland walk

