



7 Oakdene Pouchlands Drive, South Chailey BN8 4QE

£280,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

7 Oakdene Pouchlands Drive

A lovely TWO BEDROOM MEWS STYLE HOUSE forming part of this sought after courtyard development which takes in delightful views of the surrounding communal gardens with feature lake and sweeping lawns.

The development is believed to have been built in the mid 1990's and provides an easily run home in this popular area of South Chailey. The accommodation includes a covered entrance porch, an entrance hall, a 15ft x 14ft dual aspect sitting room/dining room and a kitchen with electric oven & hob.

Stairs rise from the sitting room to the landing, off which are two bedrooms and a bathroom. All the rooms enjoy the VIEWS OVER THE GARDENS and lake and the property further benefits from uPVC double glazing and can include the washing machine, fridge freezer & dishwasher.

There are two allocated parking spaces, further visitor parking and a useful store. Please note that there is currently a £45 per month charge for the upkeep of the communal gardens & grounds.

- ATTRACTIVE 2 BEDROOM MEWS STYLE PROPERTY IN PRETTY COURTYARD SETTING
- SITTING ROOM/DINING ROOM KITCHEN
- TWO BEDROOMS & BATHROOM
- TWO ALLOCATED PARKING SPACES & FURTHER VISITOR PARKING
- VIEWS OVER LOVELY COMMUNAL GARDENS WITH LAKE
- FREEHOLD EPC F COUNCIL TAX BAND C LEWES



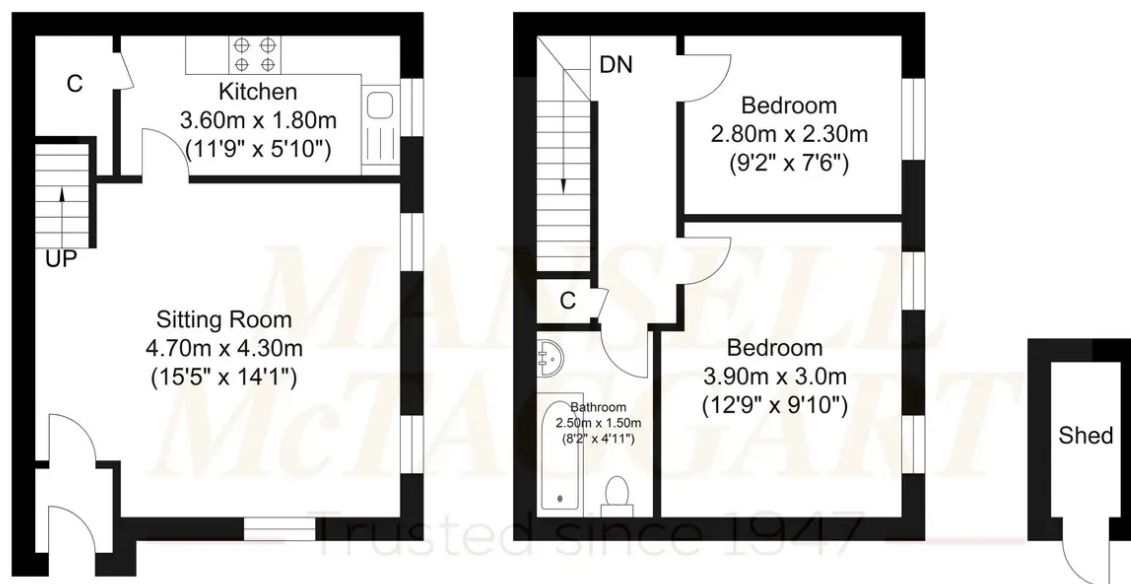


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The property is situated just off Mill Lane within this select development on the western fringe of South Chailey which is a popular rural village surrounded by open countryside, lying approximately four miles to the north of Lewes and approximately six miles to the south east of Haywards Heath and 4 miles from Burgess Hill. The village amenities include a convenience store/post office and a popular secondary school within walking distance. The village of Chailey Green (one mile north) has a church, a primary school with nursery and a pub. Plumpton Green (two and a half miles to the south west) has a railway station as does Cooksbridge. The towns of Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria and London Bridge both approximately 45 minutes) can be found at Haywards Heath.



DIRECTIONS From our Newick office head in a westerly direction along the A272 until reaching the two mini roundabouts at North Chailey. Here turn left at the second roundabout, heading south along the A275 towards Lewes. Carry on along this road until reaching the village of South Chailey. Take the first turning on the right which is Mill Lane, signposted Chailey School. On coming to the right hand bend, turn left into Pouchlands Drive, parking in the visitor parking and the entrance to Oakdene can be found on the left hand side.



Ground Floor
Approximate Floor Area
318.61 sq ft
(29.60 sq m)

First Floor
Approximate Floor Area
313.66 sq ft
(29.14 sq m)

Outbuilding
Approximate Floor Area
19.37 sq ft
(1.80 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 58.74 sq m / 632.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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