



23 Shepherd's Way, South Chailey BN8 4QQ

£335,000



**MANSELL  
McTAGGART**  
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## 23 Shepherd's Way

A well presented TWO BEDROOM TERRACED HOUSE forming part of this popular mews style development backing onto fields at the rear over which there are delightful VIEWS - NO ONWARD CHAIN

On the ground floor, there is an entrance hall, a 25'5 x 12'3 max. THRU SITTING/DINING ROOM with french doors leading to the garden and a kitchen with electric cooker, dishwasher, fridge freezer & washing machine.

On the first floor there is a master bedroom with an EN SUITE SHOWER ROOM, a further good sized second bedroom and a bathroom with white heritage suite including a double ended bath. Further benefits include upvc double glazing, LPG central heating and the far reaching views over fields and to the Downs are enjoyed from the rear elevation.

There is a small formal front garden, two allocated parking spaces, further visitor parking and a lovely 40ft x 16ft SOUTH FACING GARDEN.

- TWO BEDROOM TERRACED MEWS STYLE PROPERTY WITH GREAT VIEWS & NO ONWARD CHAIN
- DOUBLE ASPECT SITTING ROOM/DINING ROOM
- MODERN KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- GOOD SIZED SECOND BEDROOM & BATHROOM
- UPVC DOUBLE GLAZING & LPG CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES & FURTHER VISITOR PARKING
- SOUTH FACING GARDEN
- FREEHOLD EPC E COUNCIL TAX BAND C LEWES





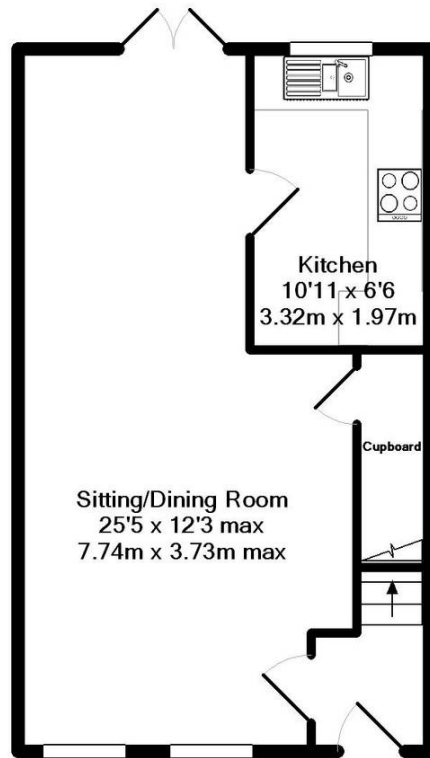
## 23 Shepherd's Way

The property is located within this select development which is on the fringe of South Chailey adjoining countryside and lying directly off Mill Lane/Honeypot Lane. South Chailey is a rural village located approximately 6 miles to the north of Lewes and approximately 6 miles to the south east of Haywards Heath and Burgess Hill. The village has a shop, a popular secondary school within walking distance and is surrounded by open countryside. The nearby village of Chailey has a church, a pub and a primary school. Plumpton Green has a railway station as does Cooksbridge. Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria/London Bridge approx. 45 minutes) can be found at Haywards Heath.

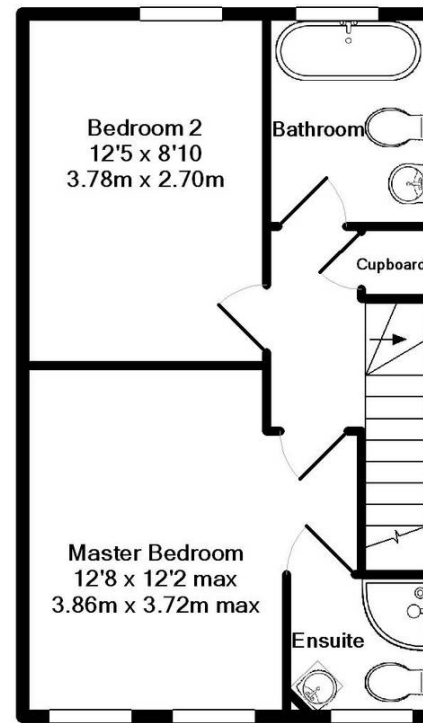
**DIRECTIONS:** From our office on the green at Newick head west along the A272 until reaching the two mini-roundabouts at North Chailey. Turn left at the second mini-roundabout, (left onto the A275 towards Lewes). Carry on along the A275 until reaching the village of South Chailey, then turn right into Mill Lane and follow this road along, flowing round the bend where it becomes Honeypot Lane, then turn left into Shepherds Way

Please note there is a charge for the upkeep of the external communal parts, currently £35 per month





Ground Floor  
Approx. Floor  
Area 35.1 Sq.M.  
(378 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 35.1 Sq.M.  
(378 Sq.Ft.)

Total Approx. Floor Area 70.2 Sq.M. (756 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Mansell McTaggart Newick

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