



Grantham Cottage, Haywards Heath Road, North Chailey BN8 4DS

£550,000



**MANSELL  
McTAGGART**  
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# Grantham Cottage, Haywards Heath Road

A charming THREE BEDROOM SEMI-DETACHED CHARACTER COTTAGE with THREE RECEPTION ROOMS all set in lovely GROUNDS OF JUST UNDER A QUARTER OF AN ACRE

On the ground floor there is a downstairs cloakroom/wc, a living room, a separate dining room and a further TRIPLE ASPECT SITTING ROOM with doors to the garden. All the reception rooms have fireplaces. To the rear is the kitchen with range cooker and a small lobby also giving access to the garden. On the first floor is a landing, off which there are three bedrooms. The rear bedroom has an EN SUITE SHOWER ROOM/WC. There is also a further bathroom. Additional benefits include oil fired central heating, double glazing & PLANNING PERMISSION FOR A 2 STOREY EXTENSION.

The generous driveway provides good off road parking with ample parking for several vehicles and leads to the DETACHED GARAGE with electric charging point. The lovely MATURE GARDENS wrap around the property and are a real feature with lawned areas, a paved terrace and well stocked flower beds & borders.

- A CHARMING THREE BEDROOM, THREE RECEPTION ROOM SEMI-DETACHED CHARACTER COTTAGE SET ON A LOVELY QUARTER OF AN ACRE PLOT
- SITTING ROOM, DINING ROOM & SEPARATE LIVING ROOM ALL WITH FIREPLACES
- KITCHEN & CLOAKROOM/WC
- 3 BEDROOMS, BATHROOM & EN SUITE SHOWER ROOM
- GARAGE & DRIVEWAY
- LOVELY MATURE GARDENS IN ALL JUST UNDER A QUARTER OF AN ACRE
- OIL FIRED CENTRAL HEATING, DOUBLE GLAZING & PRIVATE DRAINAGE
- FREEHOLD EPC E COUNCIL TAX BAND E LEWES





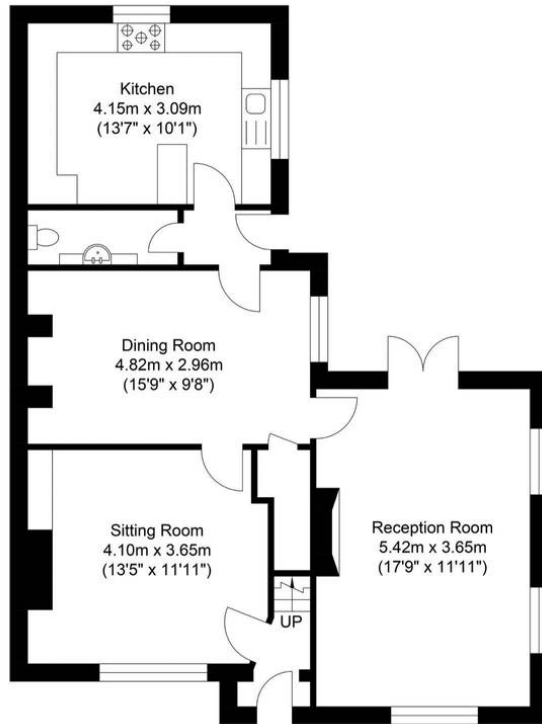
## Grantham Cottage, Haywards Heath Road

Set within this popular area of Sussex with excellent access to a number of the major towns including the County town of Lewes and Haywards Heath (about 5 miles) the latter with its comprehensive shopping and recreational facilities coupled with a fast rail service to both Brighton and London (Victoria/London Bridge about 45 minutes). Amenities of North Chailey include a garage/shop whilst at nearby Newick village there is a selection of local shops and other services including a modern area health centre.

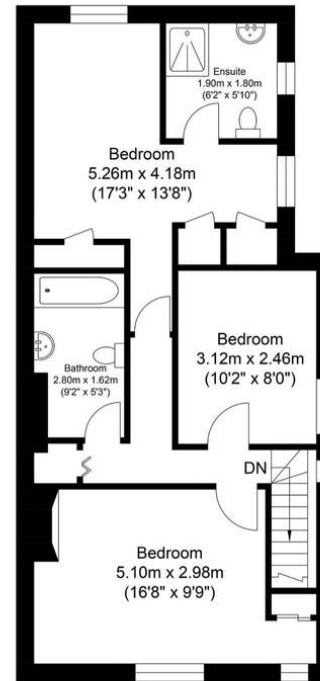
Within the locality there are a number of fine golf courses, tennis and bowls clubs, private and state schools and superb open countryside for walking on the Ashdown Forest and the close by Chailey Common Nature Reserve. Another favoured beauty spot of the area are the beautiful Sheffield Park Gardens. Additionally, there is easy access to major road networks including the A23/M23 motorway and Gatwick Airport.

**DIRECTIONS** From our office on the green at Newick, head in a westerly direction towards Haywards Heath. On reaching North Chailey, go over the two mini roundabouts, continue onwards going past Chailey Heritage and the entrance to Grantham Cottage will be on your right just before the right hand bend.

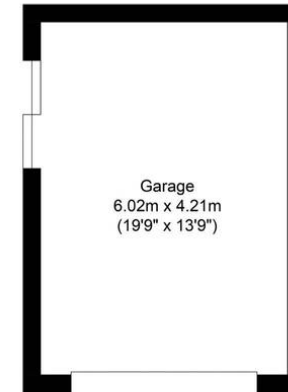




Ground Floor  
Approximate Floor Area  
765.20 sq ft  
(71.09 sq m)



First Floor  
Approximate Floor Area  
536.90 sq ft  
(49.88 sq m)



Garage  
Approximate Floor Area  
272.75 sq ft  
(25.34 sq m)

Approximate Gross Internal Area (Excluding Garage) = 120.97 sq m / 1302.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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## Mansell McTaggart Newick

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