



Wood Gables, Mill Lane, South Chailey BN8 4PU

£425,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

Wood Gables, Mill Lane

A THREE BEDROOM DETACHED BUNGALOW in need of some updating set on a generous plot opposite Chailey secondary school

Overlooking the south facing garden is the sun loggia which is a great place to sit and this leads into the impressive, bright, south facing 23'3 x 20' L SHAPED LOUNGE/DINING ROOM which has a working fireplace. Off the dining area is the kitchen which has a door to the side/driveway which is the most convenient way to enter the property. There is an inner hallway where there is the cloakroom/wc, a bathroom with bath & separate shower cubicle and 3 bedrooms. All the bedrooms have built in wardrobes, 2 have views over fields and one houses a vanity/sink unit.

A long DRIVEWAY flanks the property with parking for several cars and leads to the GARAGE with power connected. The well screened GARDENS are of a good size and a real feature. The lawned, south facing front garden is the largest section with flower beds, borders & mature trees & hedging. The rear garden is also lawned with a greenhouse and rear gate leading to a track & then open fields.

- A THREE BEDROOM DETACHED BUNGALOW IN NEED OF SOME UPDATING SET ON A GENEROUS PLOT OPPOSITE CHAILEY SECONDARY SCHOOL
- SUN LOGGIA LEADING TO 23'3 X 20' L SHAPED LOUNGE/DINING ROOM
- KITCHEN & BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- INNER HALL & CLOAKROOM/WC
- SOLAR ROOF PANELS FOR HOT WATER, DOUBLE GLAZING & ELECTRIC STORAGE HEATERS (THERE IS NO MAINS GAS IN SOUTH CHAILEY)
- GARAGE & LONG DRIVEWAY
- LOVELY LAWNED GARDEN TO FRONT & REAR
- FREEHOLD EPC E COUNCIL TAX BAND E LEWES





Wood Gables, Mill Lane

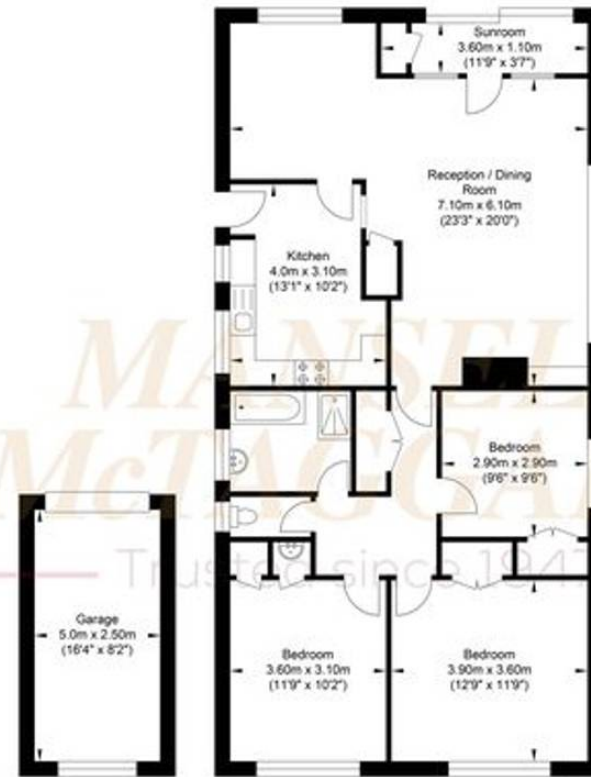
South Chailey is a popular rural village surrounded by open countryside, lying approximately five miles to the north of the county town of Lewes with easy access to both Haywards Heath and Burgess Hill. The village amenities include a convenience store/post office and a well regarded secondary school. The village of Chailey Green (one mile north) has a church, a pub and a primary school with nursery. Plumpton Green 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 west along the A272 in the direction of Haywards Heath until reaching the two mini-roundabouts at North Chailey. Turn left at the second of these two mini roundabouts heading south along the A275 in the direction of Lewes. After a couple of miles you will come into the village of South Chailey, take the only main right turn which is Mill Lane and then Woodgables can be found on the right opposite the secondary school.



Mill Lane



Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)

Approximate Floor Area
1120.2 sq ft
(104.07 sq m)



Approximate Gross Internal Area (Excluding Garage) = 104.07 sq m / 1120.2 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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.