



Flat 5, Red House, Warrs Hill Rd,
North Chailey BN8 4JE



Offers Over
£270,000 Share of Freehold

**MANSELL
McTAGGART**
— Trusted since 1947 —

Flat 5 Red House

A splendid, spacious (773 sq ft) ONE BEDROOM FIRST FLOOR CONVERTED FLAT set in a lovely period country house close to Chailey Common nature reserve.

On the ground floor there is a communal entrance hall with stairs to the first floor where your own front door leads into the hall with stained glass window, picture rails & feature arches. Off the hall is the superb 18'8 × 17'4 RECEPTION ROOM with 2 bay windows overlooking the grounds. The 17'10 × 11'9 BEDROOM has built in wardrobes, recessed vanity sink, an ensuite cloakroom/wc & a BALCONY.

There is also a kitchen with oven & hob and a bathroom with bath & separate shower cubicle. Further features include high ceilings, gas fired central heating & double glazing.

Outside there is a GARAGE with power in a block. The Red House is set in delightful COMMUNAL LAWNED GROUNDS with a brick pillared entrance and driveway leading to the house.

- A SPLENDID, SPACIOUS (773 SQ FT) ONE BEDROOM FIRST FLOOR CONVERTED FLAT SET IN A LOVELY COUNTRY HOUSE CLOSE TO CHAILEY COMMON
- COMMUNAL HALL & HALL
- SUPERB 18'8 X 17'4 RECEPTION ROOM WITH TWO BAY WINDOWS OVERLOOKING THE GROUNDS
- 17'10 X 11'9 BEDROOM WITH BUILT IN WARDROBES, ENSUITE CLOAKROOM/WC & BALCONY
- KITCHEN WITH OVEN & HOB
- BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- PERIOD FEATURES, GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- GARAGE IN COMPOUND & DELIGHTFUL COMMUNAL GROUNDS
- SHARE OF FREEHOLD EPC C COUNCIL TAX BAND D LEWES





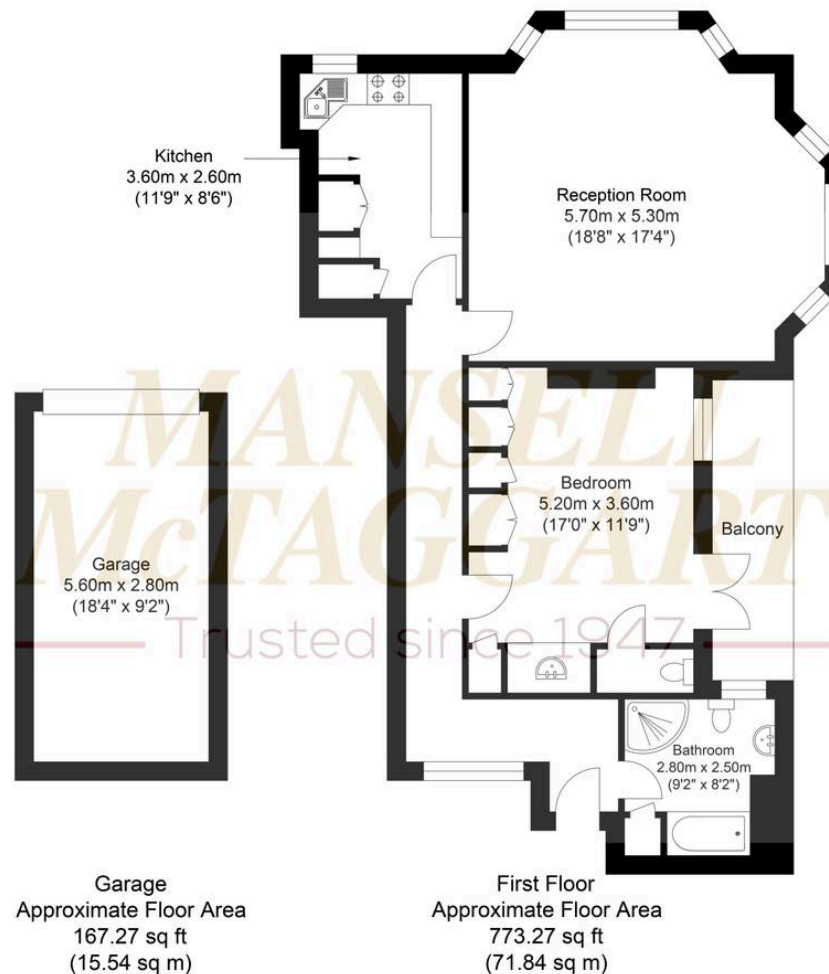
Flat 5 Red House

Set within this delightful country area of Sussex by Chailey Common yet with excellent access to a number of the major towns including the county town of Lewes and Haywards Heath (about 6 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). North Chailey village has a garage with shop whilst at Newick village (about 2 miles) 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 and superb open countryside for walking on the Ashdown Forest. 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 Newick office head in a westerly direction towards Haywards Heath along the A272 until reaching the two mini-roundabouts at North Chailey. Turn right here at the first of these roundabouts heading north along the A275. Go along this road for approx. half a mile and take the first proper turning on the left which is Warrs Hill Road and the Red House can be found approx. a hundred yards along on the right hand side.

Share of Freehold 150 year lease from March 1976.
Maintenance currently £164 pcm



Approximate Gross Internal Area (Including Garage) = 87.38 sq m / 940.54 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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