



Morning Mead, Coldharbour Lane, North Chailey BN8 4HJ

Offers Over £550,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

Morning Mead, Coldharbour Lane

North Chailey

A **4 BEDROOM DETACHED PROPERTY** offering highly versatile accommodation but in need of some modernisation set on a **QUARTER OF AN ACRE PLOT**.

The front door leads into the hall off which is the **SITTING ROOM/DINING ROOM** which has a woodburner and patio doors to a conservatory. Also off the hall is the kitchen & a rear porch.

On the first floor there are 4 bedrooms (2 of which are interconnected by an arch), 2 shower rooms (one of which is en suite) and a further conservatory. On the second floor is a useful attic room with roof window.

The **GARDENS** are on 2 main levels and wrap around 3 sides of the house with patio, flower beds, summer house, 2 sheds and **PARKING FOR SEVERAL CARS**

- 4 BEDROOM DETACHED HOUSE WITH VERSATILE ACCOMMODATION IN NEED OF SOME MODERNISATION SET ON A QUARTER OF AN ACRE PLOT
- SITTING ROOM/DINING ROOM, KITCHEN & TWO CONSERVATORIES
- 4 BEDROOMS, 2 SHOWER ROOMS & AN ATTIC ROOM
- GAS FIRED CENTRAL HEATING
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- GARDENS TO 3 SIDES, SUMMER HOUSE & 2 SHEDS
- FREEHOLD EPC E COUNCIL TAX BAND C LEWES





Morning Mead, Coldharbour Lane

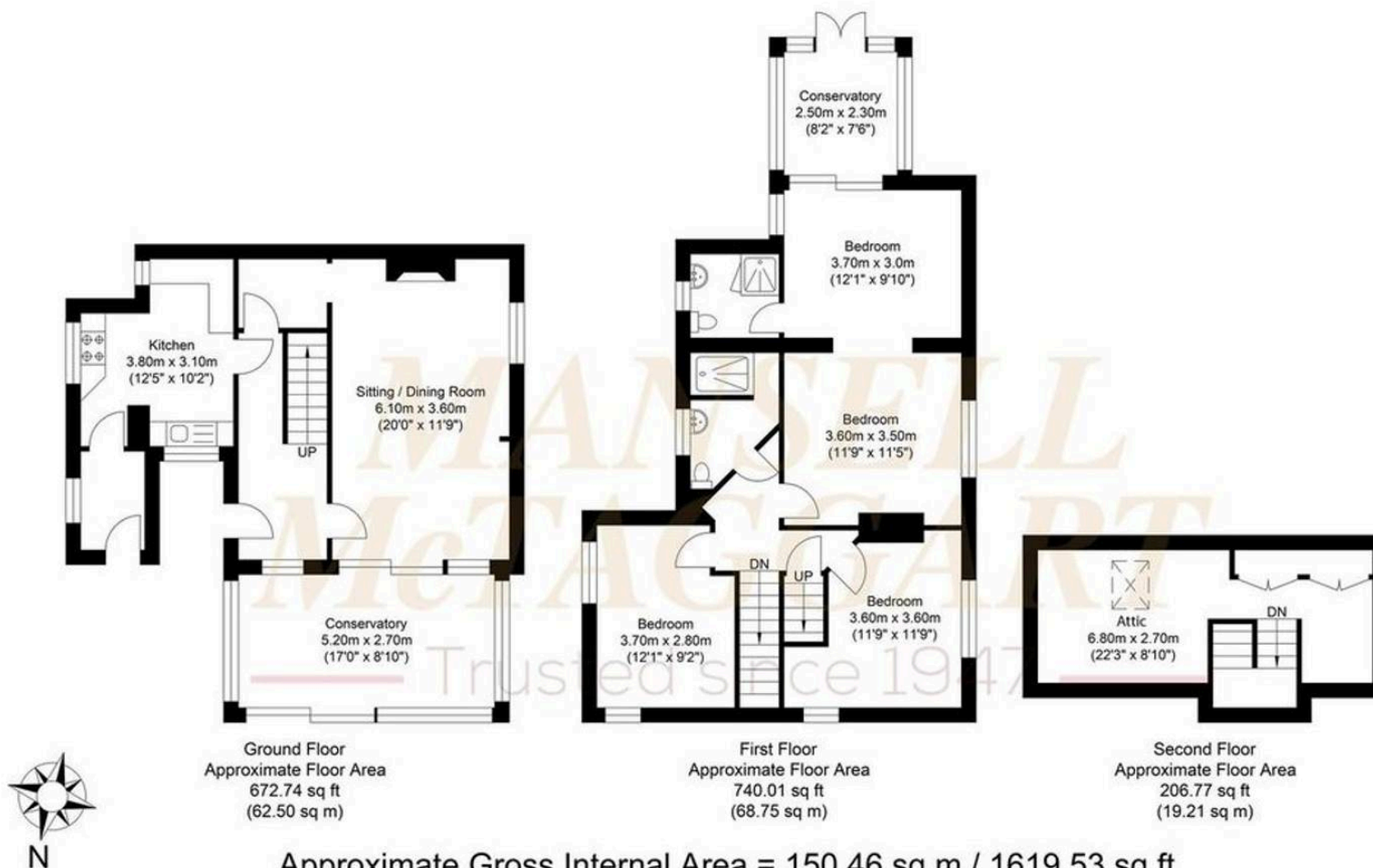
North Chailey

The property is located within this delightful rural lane forming part of the village of North Chailey, which benefits from a garage/shop and sports/social club. Other traditional village facilities can be found at nearby Newick where there is a selection of shops including 3 pubs, a restaurant, café, pharmacy, bakery, a modern medical centre, church and 'outstanding' primary school. There is also a primary school at Chailey Green with a secondary school at South Chailey. The nearby Chailey Common Nature Reserve is interspersed with bridleways and footpaths linking with the neighbouring districts and villages. Haywards Heath town centre is approximately 6 miles to the west where there is a more extensive range of shops, stores, leisure facilities, schools and a mainline railway station which offers fast and regular commuter services to London (Victoria/London Bridge about 45 minutes) and Brighton.

DIRECTIONS From our Newick office on the village green head west along the A272 in the direction of Haywards Heath. On leaving the village of Newick and proceeding on the long straight towards the two mini-roundabouts at North Chailey, Coldharbour Lane is the first turning on the right. Having turned right into Coldharbour Lane the property is then on your right.



Coldharbour Lane



Approximate Gross Internal Area = 150.46 sq m / 1619.53 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Newick

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