



6 St. James Walk, South Chailey BN8 4BU

£400,000



**MANSELL
McTAGGART**
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6 St. James Walk

A well presented, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE set in a tucked away location with LOVELY WRAP AROUND GARDENS set on an impressive sixth of an acre plot.

The double glazed front door leads into the hall which has a downstairs cloakroom/wc and stairs to the first floor. To the left is the DOUBLE ASPECT LIVING ROOM which has a dual fuel woodburner and double doors to the rear. At the back is the WIDE KITCHEN/DINING ROOM and double doors lead to the front into the versatile STUDY/RECEPTION ROOM.

On the first floor there are 3 bedrooms, each with storage cupboards and a modern bathroom. Further benefits include gas fired central heating & double glazing.

There is a garage and the gardens are a real feature with lawn, flower beds & borders, decking, timber shed & summer house - in all APPROX ONE SIXTH OF AN ACRE.

- A WELL PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE SET ON A LOVELY, TUCKED AWAY SIXTH OF AN ACRE PLOT
- HALL, DOWNSTAIRS CLOAKROOM/WC & STUDY/RECEPTION ROOM
- DOUBLE ASPECT LIVING ROOM & EXTENDED KITCHEN/DINING ROOM
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GARAGE & SUPERB WRAP AROUND GARDENS - IN ALL APPROX ONE SIXTH OF AN ACRE
- FREEHOLD EPC C COUNCIL TAX BAND C LEWES

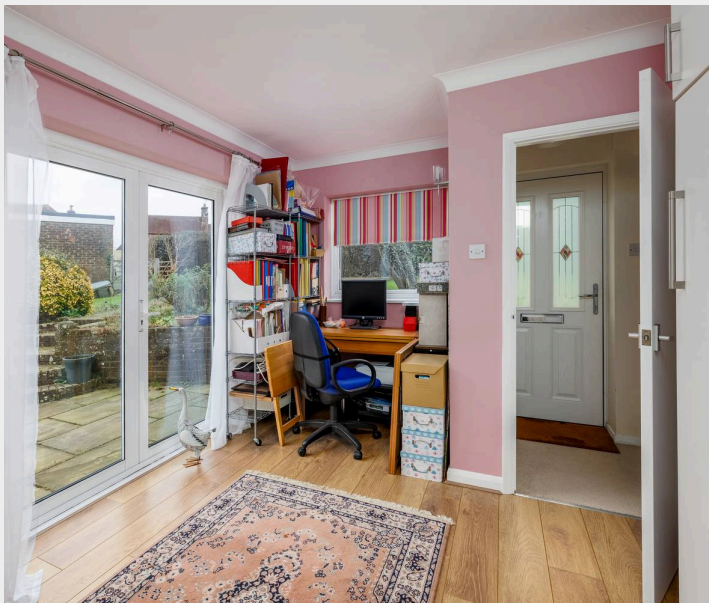




6 St. James Walk

South Chailey is a popular rural village surrounded by open countryside, lying approximately four miles to the north of Lewes and approximately six miles to the south-east of Haywards Heath and 5 miles from Burgess Hill. The village amenities include a convenience store with post office, a doctor's surgery and a well regarded nearby secondary school. The village of Chailey Green (one mile north) has a church, a pub and a primary school/nursery. Plumpton Green (two and a half miles to the south west) 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 office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching North Chailey. At the second mini-roundabout turn left (south) onto the A275 in the direction of Lewes. Carry on down this road for a couple of miles going past the Five Bells Inn then take the next left turn which is Markstakes Lane, then take the first right turn which is Green Lane. After a few hundred yards on the right hand side the sign for St James Walk will be seen by the garage block. Park here and walk along the path and the entrance to 6 St James Walk is on the right



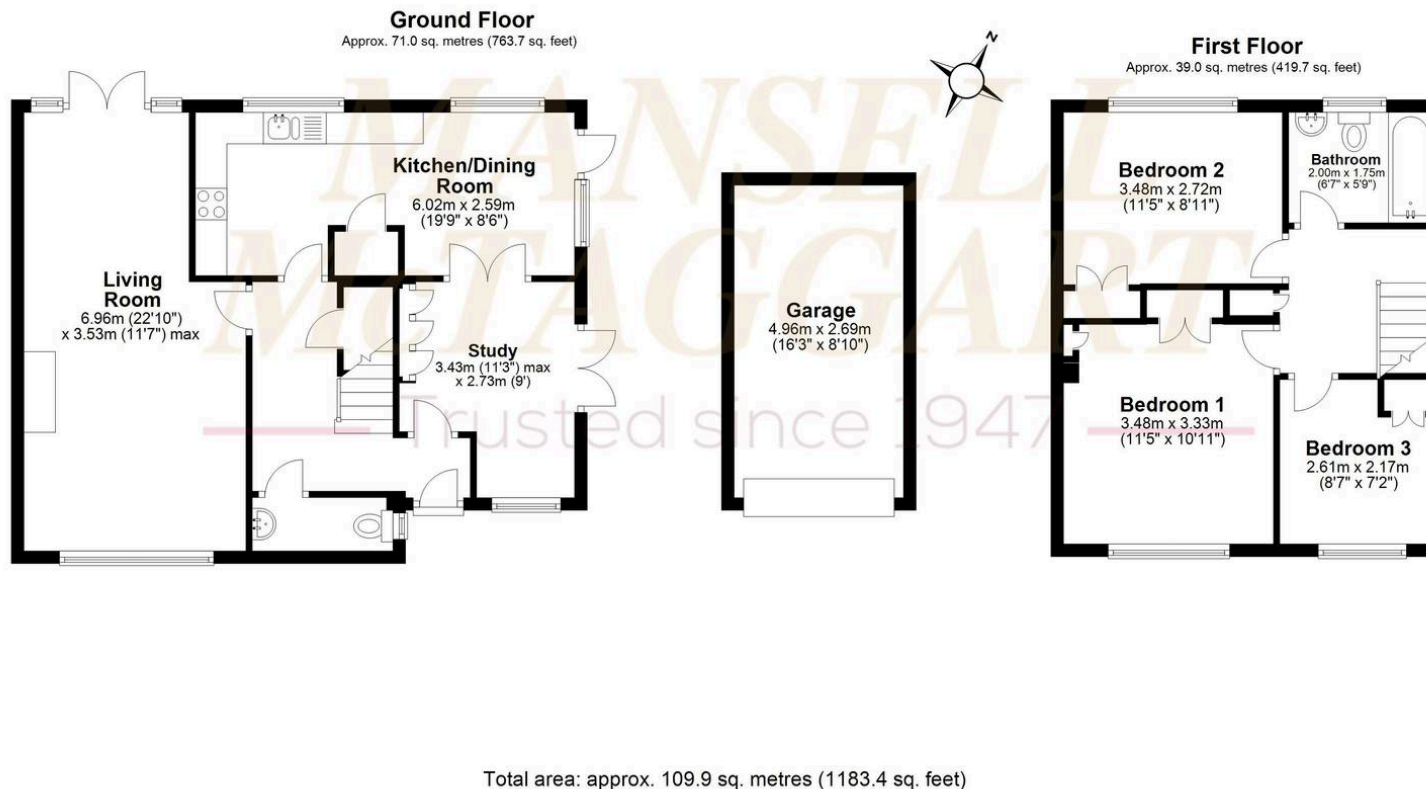


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Plan produced using PlanUp.

Mansell McTaggart Newick

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

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