



4 Mill Brooks, South Chailey BN8 4AW

£305,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

4 Mill Brooks

A generously proportioned (1,106 sq ft) THREE BEDROOM TERRACED HOUSE in need of some modernisation located close to the popular secondary school and available with NO ONWARD CHAIN

The front door leads into the hall, off which is a downstairs cloakroom/wc and the double aspect 17'7 × 16'1 LOUNGE/DINING ROOM. There are double doors from here into the 20'6 × 10'1 CONSERVATORY which, in turn, has doors to the garden. At the rear is the kitchen which also has a door to the conservatory.

Stairs rise from the hall to the first floor where there are 3 bedrooms, which are all to the rear, and a bathroom. Further benefits include double glazing & electric heaters.

At the rear is the garden which has two patio areas and an area of artificial turf.

- A THREE BEDROOM TERRACED HOUSE AVAILABLE WITH NO ONWARD CHAIN
- HALL & CLOAKROOM/WC
- 17'7 X 16'1 LOUNGE/DINING ROOM, KITCHEN & 20'6 X 10'1 CONSERVATORY
- THREE BEDROOMS & BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATERS
- REAR GARDEN WITH ARTIFICIAL GRASS - NO ONWARD CHAIN
- FREEHOLD EPC C COUNCIL TAX BAND C LEWES





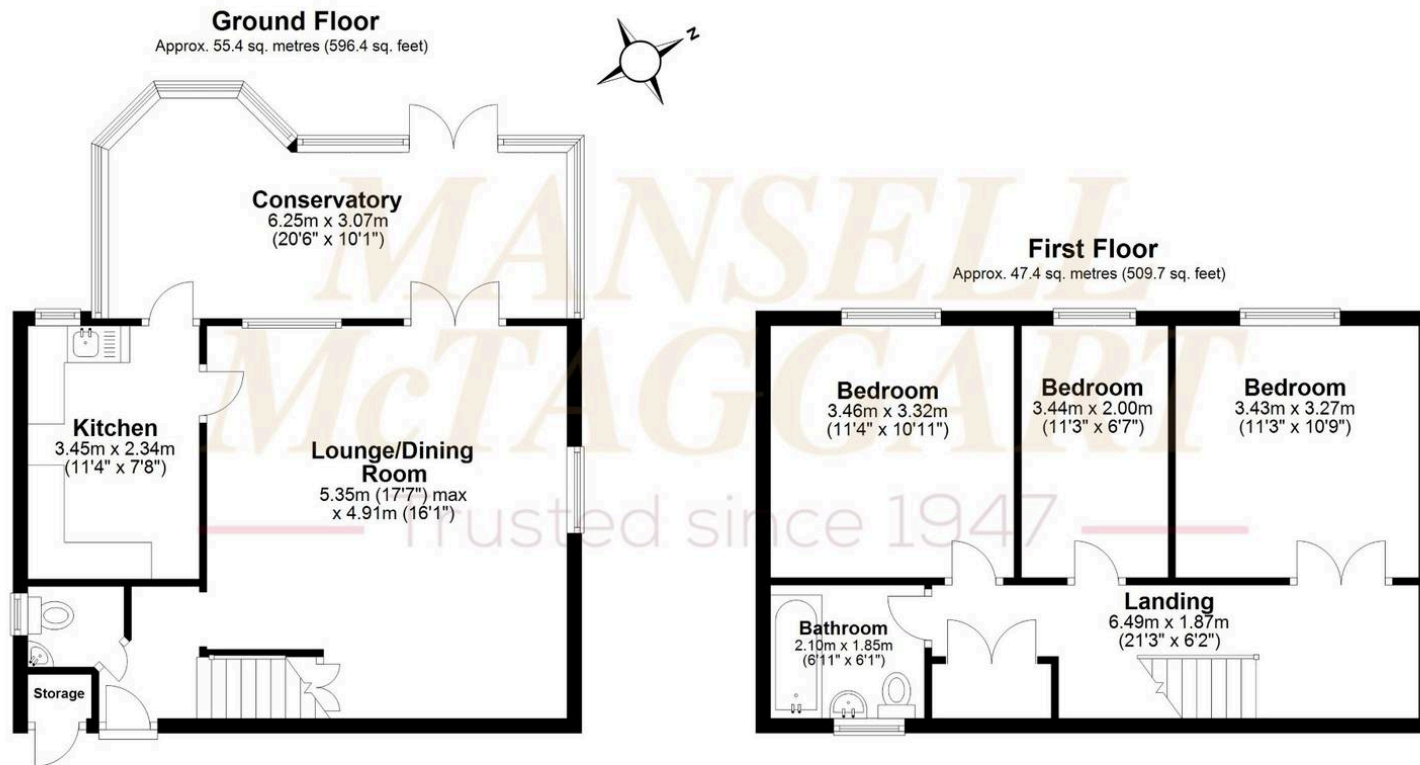
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South Chailey is a popular rural village surrounded by open countryside, lying approximately five miles to the north of the county town of Lewes with easy access to both Haywards Heath and Burgess Hill. The village amenities include a convenience store/post office and a well regarded nearby secondary school within walking distance.

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 signposted to Chailey School, then turn first left into Mill Brooks and number 4 is on the right.





Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

Illustration for guidance purposes only and not to scale. Measurements are approximate. Copyright Roots Property Marketing.
Plan produced using PlanUp.

Mansell McTaggart Newick

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