



34 Shepherd's Way, South Chailey BN8 4QQ

£345,000



**MANSELL  
McTAGGART**  
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## 34 Shepherd's Way

A lovely 2 BEDROOM TERRACED MEWS PROPERTY forming part of a popular development converted from interesting period buildings in the late 1990's and set in an attractive quadrangle layout with a west facing garden and GREAT VIEWS.

The double glazed front door leads into the hall which has stairs rising to the first floor. Off the hall is the double aspect 19'9 × 17'6 LOUNGE/DINING ROOM which has a window to front, a large understairs storage cupboard and double doors opening onto the rear garden. The kitchen is off the lounge/dining room and also has a door to the garden.

The master bedroom has an EN SUITE SHOWER ROOM as well as built in wardrobes & a dressing table. The double aspect 2nd bedroom has the views and there is a separate bathroom. Further benefits include double glazing, LPG central heating & high ceilings.

To the rear is the WEST FACING GARDEN with paved terrace, lawn, decking & timber shed. There is an allocated PARKING SPACE as well as further visitor parking.

- A LOVELY 2 BEDROOM MEWS PROPERTY WITH WEST FACING GARDEN & GREAT VIEWS
- HALL WITH STAIRS TO FIRST FLOOR
- 19'9 X 17'6 LOUNGE/DINING ROOM WITH DOORS TO THE GARDEN
- KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM & BUILT IN WARDROBE CUPBOARDS
- FURTHER BEDROOM & BATHROOM
- WEST FACING GARDEN
- ALLOCATED PARKING SPACE & ADDITIONAL VISITOR PARKING
- FREEHOLD EPC F COUNCIL TAX BAND D LEWES







## 34 Shepherd's Way

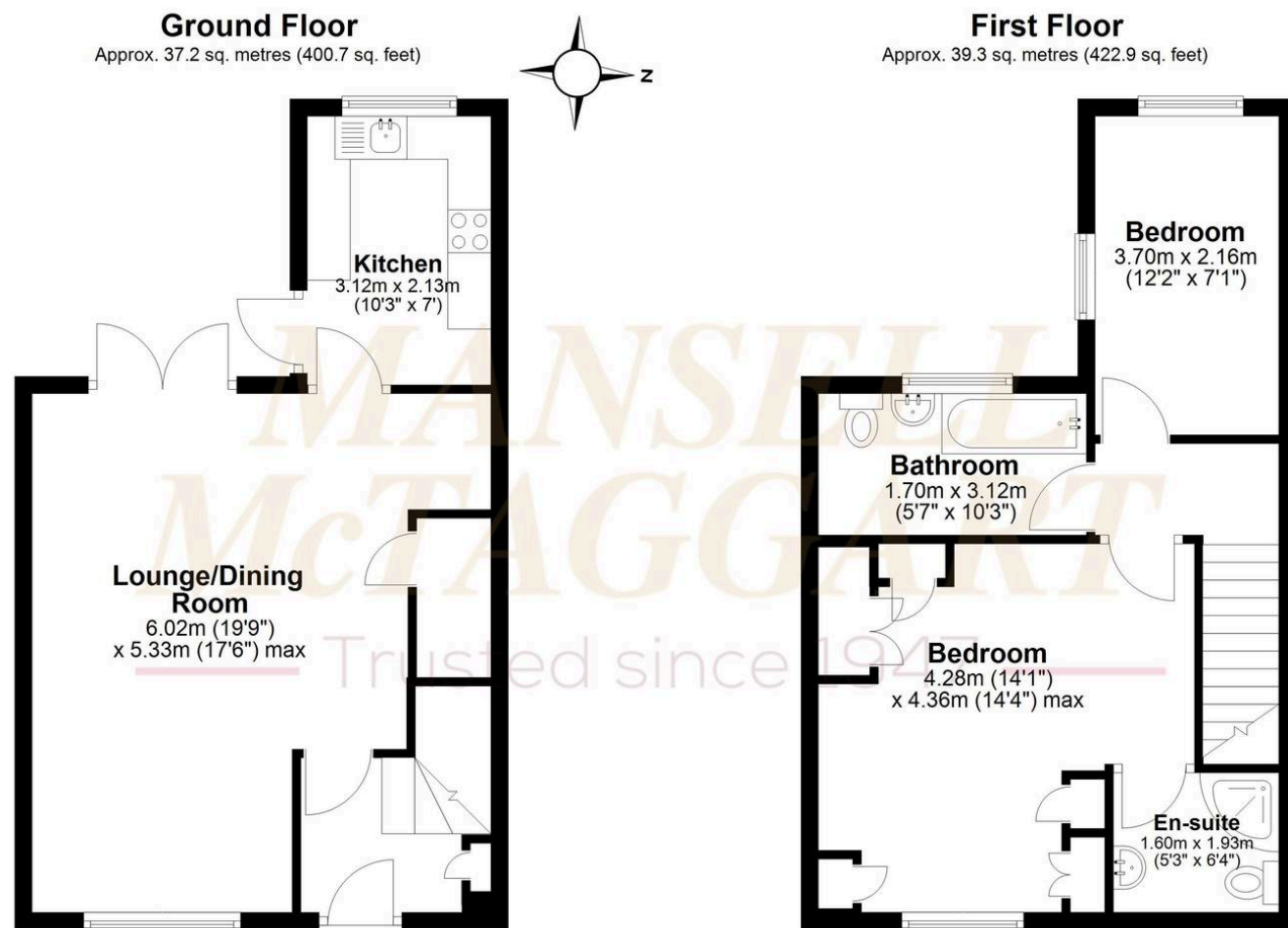
The property is located within this select development which is on the fringe of South Chailey adjoining countryside and lying directly off Mill Lane/Honeypot Lane. South Chailey is a rural village located approximately 6 miles to the north of Lewes and approximately 6 miles to the south east of Haywards Heath and Burgess Hill. The village has a shop, a popular secondary school within walking distance and is surrounded by open countryside. The nearby village of Chailey has a church, a pub and a primary school. Plumpton Green has a railway station as does Cooksbridge. Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria/London Bridge approx. 45 minutes) can be found at Haywards Heath.

**DIRECTIONS:** From our office on the green at Newick head west along the A272 until reaching the two mini-roundabouts at North Chailey. Turn left at the second mini-roundabout, (left onto the A275 towards Lewes). Carry on along the A275 until reaching the village of South Chailey, then turn right into Mill Lane and follow this road along, flowing round the bend where it becomes Honeypot Lane, then turn left into Shepherds Way

Please note there is a charge for the upkeep of the external communal parts, currently £35 per month.







Total area: approx. 76.5 sq. metres (823.6 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

Mansell McTaggart, 3a The Green - BN8 4LA

01825 722288

[new@mansellmctaggart.co.uk](mailto:new@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/newick](http://www.mansellmctaggart.co.uk/branch/newick)

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