



8 The Martlets, South Chailey BN8 4QG

£500,000



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8 The Martlets

A spacious (1,405 sq ft), extended 4 BEDROOM DETACHED HOUSE set on a generous, mature plot with a lovely garden room.

The front door leads into the hall which has a downstairs cloakroom/wc. Off the hall to the front is the kitchen/breakfast room and off this is the LOUNGE/DINING ROOM which has a woodburner and opens onto the impressive GARDEN ROOM which has a solid roof and overlooks the rear garden. There is also a door to the garage.

On the first floor is the landing with an airing cupboard housing a Economy 7 hot water tank and 4 bedrooms (one with a range of built in wardrobes), a bathroom & a further shower room.

Outside to the front is a DRIVEWAY & GARAGE and a formal front garden. To the rear is the superb SOUTH-EAST FACING REAR GARDEN which is laid to lawn with paved terrace & mature trees & shrubs. There is also access to both sides of the property. Opposite the front of the house there is a small well-equipped play park.

- A SPACIOUS (1,405 SQ FT), EXTENDED 4 BEDROOM DETACHED HOUSE WITH A LOVELY GARDEN ROOM ALL SET ON A GREAT PLOT
- HALL & DOWNSTAIRS CLOAKROOM/WC
- LOUNGE/DINING ROOM & KITCHEN/BREAKFAST ROOM
- IMPRESSIVE GARDEN ROOM
- 4 BEDROOMS, BATHROOM & SEPARATE SHOWER ROOM
- ELECTRIC HEATING WITH RADIATORS TO GROUND FLOOR & PANEL HEATERS TO FIRST FLOOR
- GARAGE & DRIVEWAY
- GENEROUS, MATURE REAR GARDEN
- FREEHOLD EPC D COUNCIL TAX BAND D LEWES



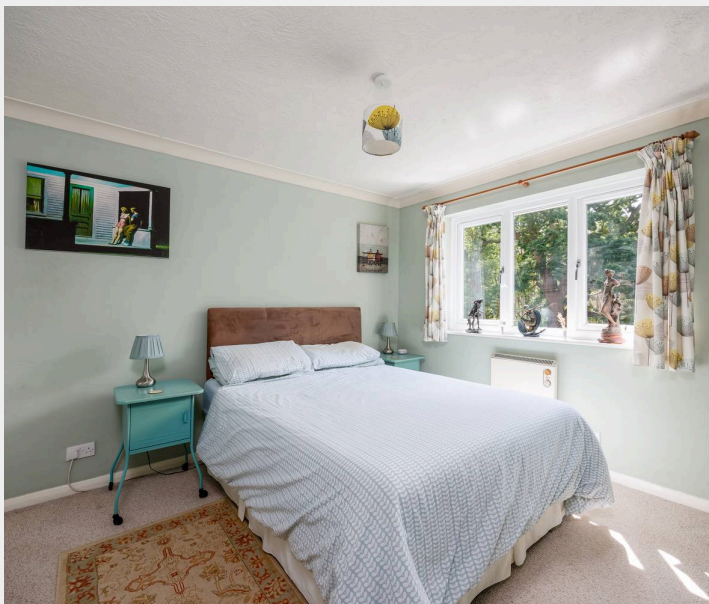


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Situated close to the heart of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school only a few minutes away. There is a primary school, pub and church in Chailey Green about a mile to the north. The village is surrounded by open countryside which is interspersed with footpaths and bridleways linking the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe.

The towns of Lewes, Burgess Hill and Haywards Heath are within 6 to 7 miles and all offer extensive shopping, recreational facilities and mainline railway stations, (Haywards Heath to Victoria/London Bridge approximately 45 minutes). By road, access to the major surrounding areas can be gained via the A275 which runs through the village with the A272 to the north and the A27 at Lewes to the south.

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 two mini roundabouts, turn left at the second heading south along the A275 in the direction of Lewes. Proceed along this road for a couple of miles until reaching South Chailey. Turn right into Mill Lane, which is signposted to Chailey School. Go past the school and The Martlets is on your left.



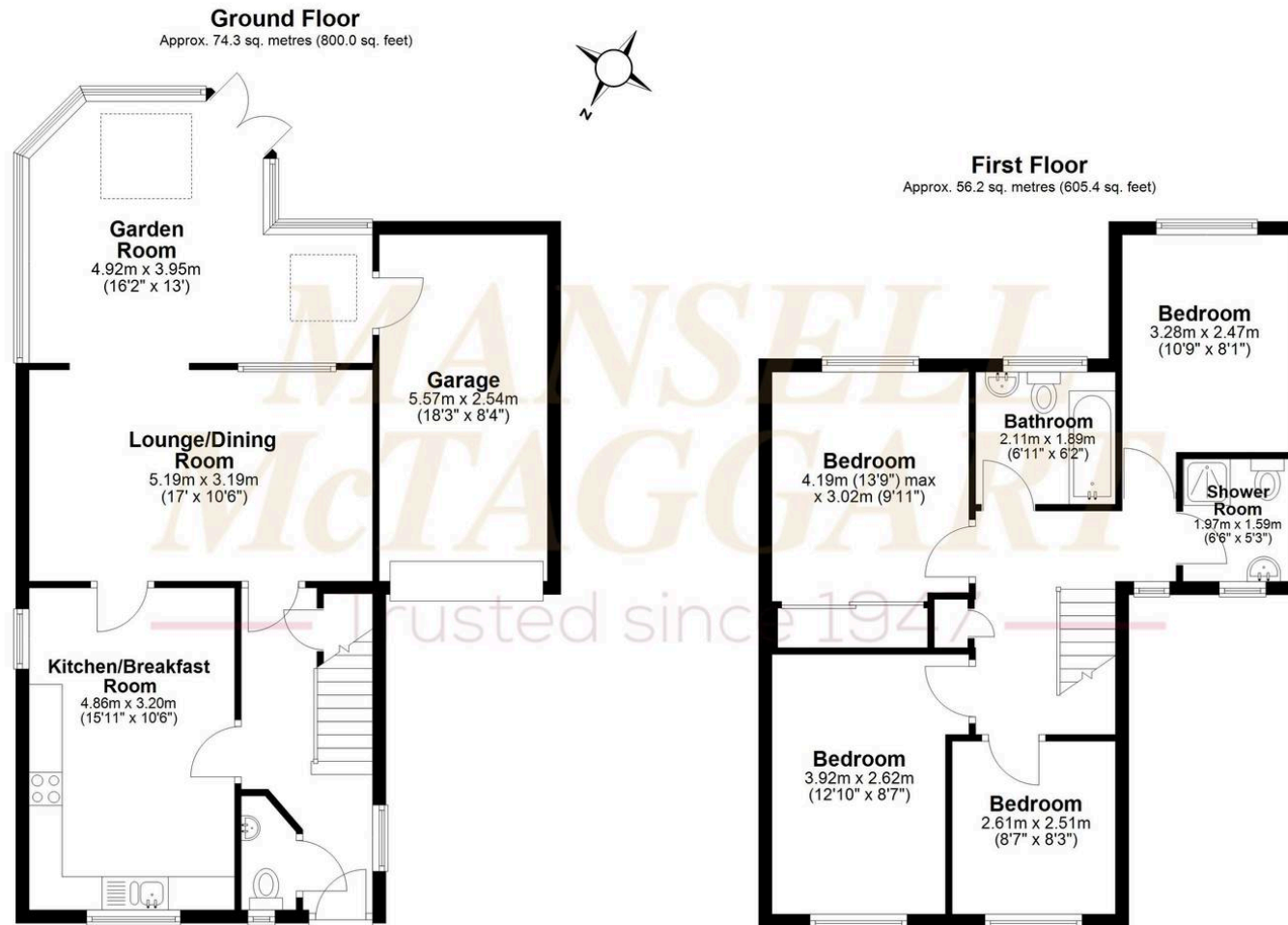


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Plan produced using PlanUp.

Mansell McTaggart Newick

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