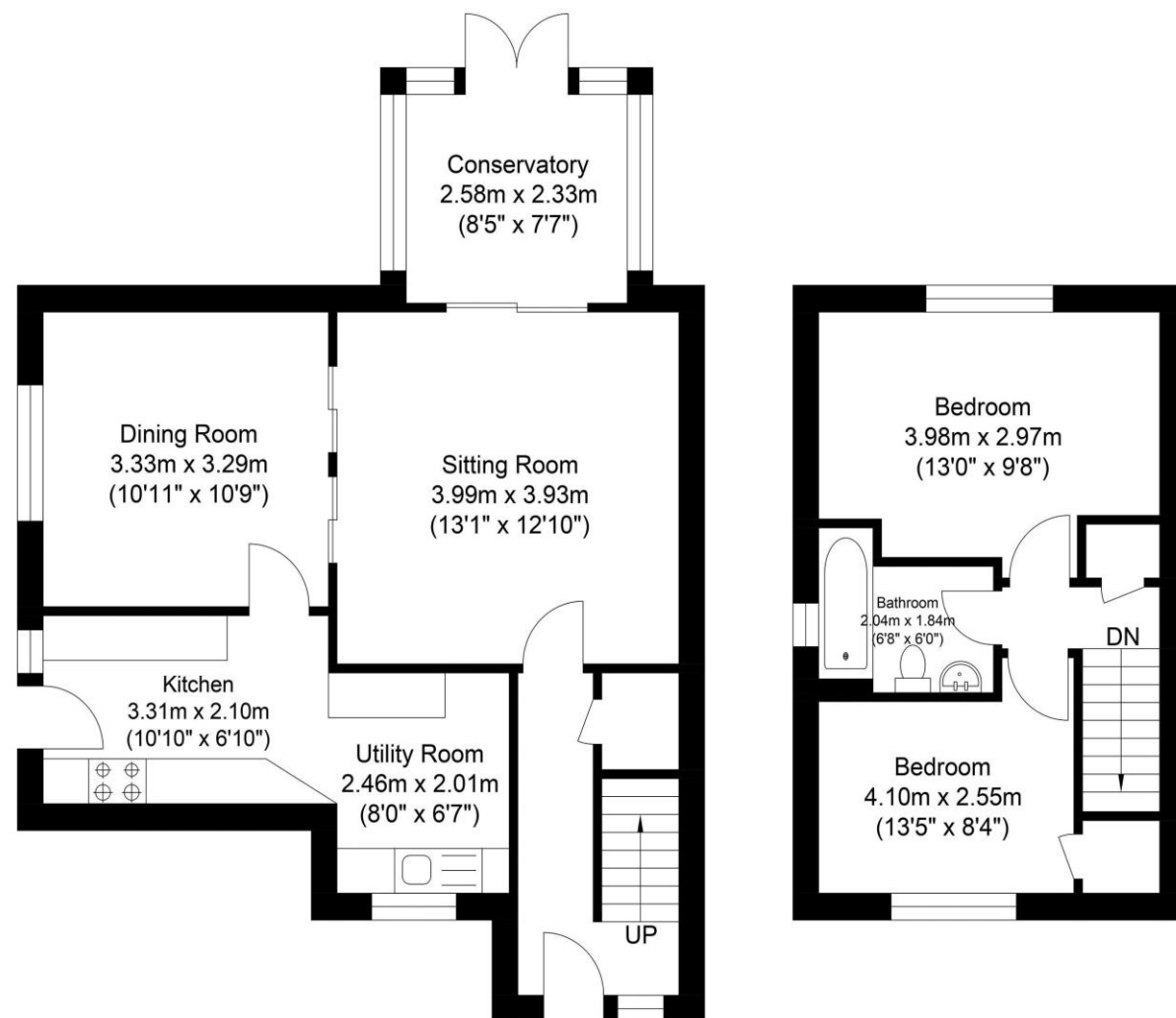


The floorplan...



Ground Floor
 Approximate Floor Area
 571.99 sq ft
 (53.14 sq m)

First Floor
 Approximate Floor Area
 278.03 sq ft
 (25.83 sq m)

Approximate Gross Internal Area = 78.97 sq m / 850.02 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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A two bedroom end of terraced house with ground floor extension & west facing rear garden

£310,000
 Freehold

22 Whitegates Close,
 South Chailey BN8 4AE



More details from...

call: Newick office: **01825 722288**

email: new@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

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In brief...

- HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- CONSERVATORY
- 2 BEDROOMS
- BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- WEST FACING GARDEN
- ALLOCATED PARKING SPACE
- FURTHER PARKING
- EPC E



The property benefits from a single storey extension and thus offers good sized ground floor accommodation



In more detail...

A modern two-bedroom end of terraced house with **good sized ground floor extension** & a west facing rear garden.

On the ground floor the front door leads into the hall off which is the sitting room. At the rear of the sitting room is a **upvc conservatory** which has a door to the garden.

An archway from the sitting room leads to the **separate dining room** which has a **wood burning stove**. Off the dining room is the kitchen which has an electric oven & hob, a door to the garden and access to the utility room.

Stairs from the hall lead up to the first floor landing, off which there are two bedrooms (one with built in wardrobe cupboard) and the bathroom.

Further benefits include double glazing and electric heating.

The garden is mainly to the side and is **west facing** with patio area, lawn, flower beds, 2 sheds and gated access to the front.

There is an allocated parking space and further parking.



The location...

The property forms part of this modern development in the village of South Chailey which is a pleasant rural village located approximately 5 miles to the north of Lewes and approximately 6/7 miles to the south east of Haywards Heath and Burgess Hill. The local amenities include a shop with post office facilities, a sought-after secondary school and modern doctor's surgery and this popular area of Sussex is surrounded by open countryside. The village of Chailey Green, 1 mile north, has a church, an inn and a primary school with nursery. 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 Newick office head in a westerly direction on the A272 towards Haywards Heath until reaching the two mini roundabouts at North Chailey. Turn left at the second mini roundabout, taking the A275 south in the direction of Lewes. Follow this road for 2 miles until reaching South Chailey, go past Mill Lane on your right and Whitegates Close is then the next turning on the right-hand side. Turn into Whitegates Close and follow this round to the right-hand side. Number 22 overlooks the open green.

Worth bearing in mind...

Please note that there is a charge for the upkeep of the communal grounds of approximately £20 per month