



OAKFIELD



Old Brickworks Lane, South Chailey
Offers In The Region Of £495,000



SUMMARY

A superb detached home in the tranquil village of South Chailey, where modern design meets comfortable country living. Built just four years ago, this beautifully maintained property benefits from the remainder of its 10-year build guarantee, offering both contemporary style and long-term peace of mind.

The current owners have enhanced the home with thoughtful improvements, creating a space that is both sophisticated and inviting.

Upon entering, you are greeted by a welcoming entrance hall that leads into the heart of the home. The ground floor is home to a spacious, light-filled sitting/dining room, an ideal space for both relaxing and entertaining.

The room's generous proportions allow for flexible furniture layouts, whether you're hosting a dinner party or enjoying a quiet evening in. Adjacent to this is a stylish and practical kitchen, finished with modern cabinetry and appliances.

The layout is perfect for the home cook, with ample counter space and a clean, minimalist aesthetic. A convenient cloakroom on this floor adds to the home's practicality.

The first floor provides three well-proportioned bedrooms, each offering a peaceful retreat. The main bedroom is a



spacious sanctuary, while the other two bedrooms provide comfortable and versatile accommodation, perfect for children, guests, or as a dedicated home office. The family bathroom and an en-suite to the master bedroom are both finished to a high standard, with sleek fittings and a clean, modern design.

Externally, the property benefits from a neatly landscaped garden, providing a private outdoor space for leisure and relaxation. A significant feature is the driveway and detached garage (6.85m x 2.82m), which includes a door for direct access from the garden, offering both secure parking and valuable storage space.

Located in a sought-after area, this family home provides an idyllic village lifestyle with excellent connectivity to Lewes, London and Brighton including trains from Cooksbridge 1.5m.



Sitting Room

17'9 x 17'1

Kitchen

12'4 x 9'6

Bedroom

11'11 x 10'10

Bedroom

10'4 x 10'2

Bedroom

10'2 x 7'2

Garage

22'6 x 9'3

Council Tax Band - E















INFORMATION

Tenure

Freehold

Local Authority

Lewes District Council

Council Tax Band

E

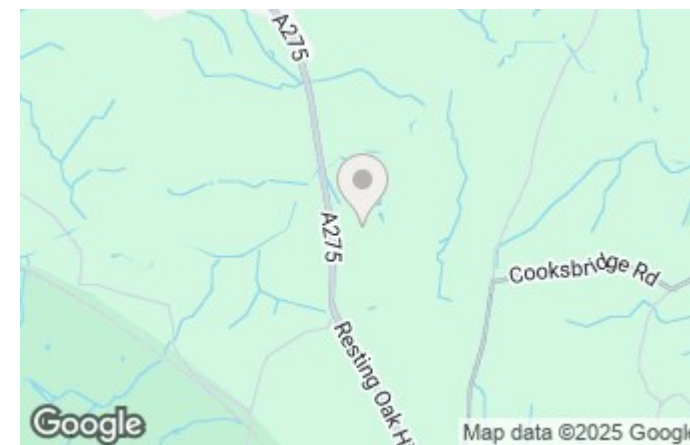
Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Floorplan

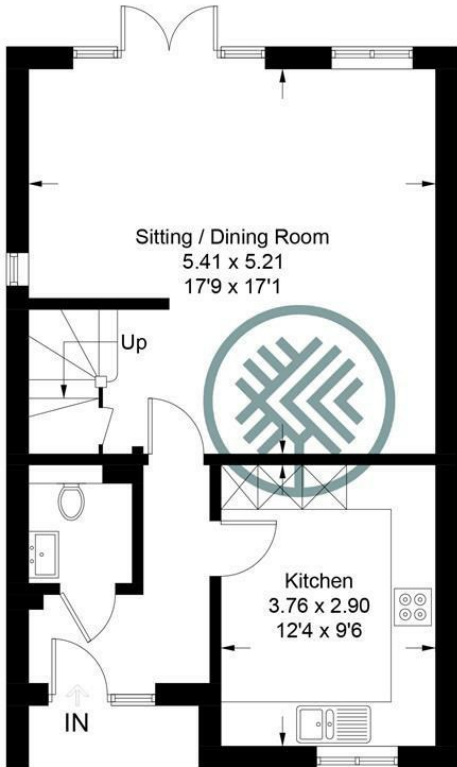
Energy Efficiency Graph

Old Brickworks Lane, South Chailey, BN8 4FN

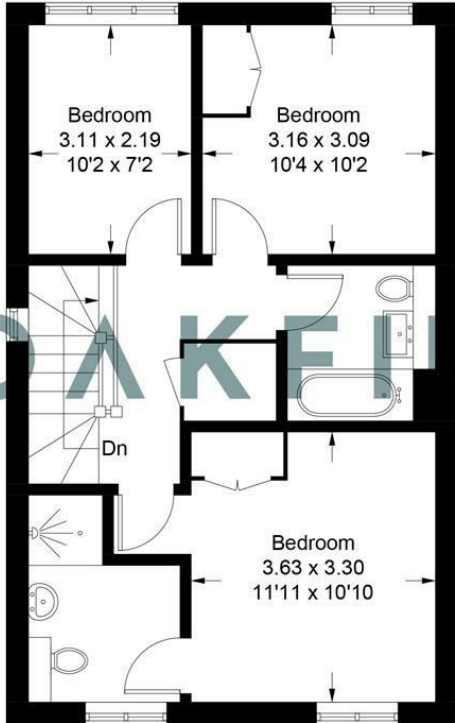
Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft

Garage = 19.2 sq m / 207 sq ft

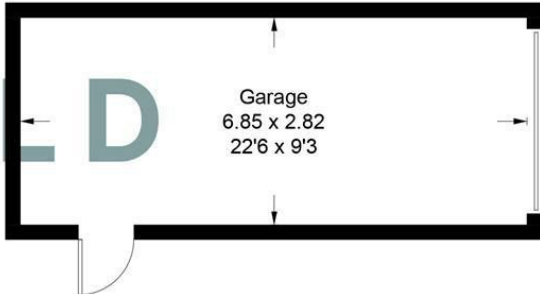
Total = 118.2 sq m / 1273 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale
Imageplansurveys @ 2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	82
England & Wales		EU Directive 2002/91/EC	

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