



**Swan Court, South Chailey Lewes BN8 4BN**

**welcome to**

## **Swan Court, South Chailey Lewes**

Fox and Sons are delighted to offer this bright and spacious four double bedroom detached house to the market, with key features including large garden, ensuite shower room, separate study and treble aspect lounge, all available now and with no on-going chain - must be viewed !





**Ground Floor**



**First Floor**

Total floor area 159.1 m<sup>2</sup> (1,713 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Lounge**

20' 7" x 10' 2" ( 6.27m x 3.10m )

### **Kitchen**

18' 7" at max x 9' 4" at max ( 5.66m at max x 2.84m at max )

### **Utility Room**

### **Study**

12' 9" at max x 6' 4" at max ( 3.89m at max x 1.93m at max )

### **Dining Room**

12' at max x 10' 4" at max ( 3.66m at max x 3.15m at max )

### **W.C.**

### **Bedroom 1**

13' at max x 9' 8" at max ( 3.96m at max x 2.95m at max )

### **En-Suite**

### **Bedroom 2**

10' 9" at max x 10' 5" at max ( 3.28m at max x 3.17m at max )

### **Bedroom 3**

10' 2" at max x 7' 9" at max ( 3.10m at max x 2.36m at max )

### **Bedroom 4**

9' 5" at max x 8' 9" at max ( 2.87m at max x 2.67m at max )

### **Bathroom**

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## Swan Court, South Chailey Lewes

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

- A spacious and well maintained four double bedroom house, sold with no on-going chain !
- Main bedroom with en-suite shower room
- Kitchen and utility room
- Separate downstairs study
- Treble aspect lounge
- Large garage and driveway parking
- Downstairs WC
- Peaceful cul de sac location

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HHT110004](https://fox-and-sons.co.uk/Property/HHT110004)



Property Ref:  
HHT110004 - 0004

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