



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 !





Total floor area 159.1 m² (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

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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- 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

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£700,000



view this property online fox-and-sons.co.uk/Property/HHT110004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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