



6 OLD MILL PARK, CHALVINGTON

£350,000 LICENCE AGREEMENT

Accommodation: Two Bedrooms, Open Plan Living Room and Kitchen, En-Suite Bathroom, Shower Room, Utility Room, Hallway, Allocated Parking Space, Gardens, Double Glazed Windows and Doors, Wood Burner, High Spec Appliances.

Set within gated landscaped grounds, this stunning contemporary eco lodge forms part of an exclusive small development situated in the Sussex countryside with sweeping views towards the South Downs. Designer open-plan modern living space with uninterrupted southerly country views, two bedrooms with sliding doors into the gardens, and luxury bathrooms (one ensuite). Imagine opening the doors on a summer evening onto the deck for sundowners overlooking open countryside or cosying up to the powerful wood burner with a book in front of that spectacular view in winter. This mini grand design will suit cash buyers and may appeal to hybrid workers from Brighton, London and further afield, plus those looking to retire to an idyllic country location or perhaps invest in a second/holiday home with potential for rental income. Call The Exchange Property Services on 01323 489560 to book a viewing to fully appreciate this truly unique home and its location in one of the most sought-after plots in the development

DRIVEWAY TO ELECTRICALLY OPERATED GATES WITH INTERCOM SYSTEM

Communal grounds, raised decked entrance with canopy:

Open Plan Living Room & Kitchen:

8.08 (26'6") x 6.40m (20'11")

Double glazed full height windows to both sides, two double glazed patio doors opening onto garden decking and south westerly facing view of The Downs, integrated concealed electric blinds, wooden flooring, recessed spot lighting with dimmers, wood burning stove, fitted storage and TV unit with low level lighting, wall mounted electric heater:



Kitchen Area:

Double glazed window to side, double glazed sky light, recessed spot lighting, under counter and low-level lighting, inset sink, range of base units, cupboards and drawers with Silestone worktops, fitted Neff electric oven, microwave and dishwasher, integrated full-size fridge and freezer, central island with cupboards under and Silestone worktop, inset Neff electric induction hob, with concealed extractor fan:



Utility Room:

2.15m (7'0") to cupboard x 2.01m (6'7"):

Silestone worktops with inset sink, plumbing for washing machine and condensing dryer, range of base and wall units, recessed spot lighting, double glazed window to side:



Hallway:

Recessed spot lighting:

Shower Room:

Double glazed window to side, tiled shower cubicle with wall mounted shower, concealed cistern low level WC, vanity unit wash hand basin, heated towel rail, Karndean flooring, recessed spot lighting, low level night lighting:



Bedroom One

4.25m (13'11") reducing to 3.37 (11'0") x 4.06m (13'3") to fitted wardrobes

Double glazed window to front, double glazed patio door onto side garden, double glazed skylight with electric blind, two built in double wardrobes with lit hanging rails, wall mounted electric heater, recessed spot lighting with dimmers, curtains and electric blinds:



En-suite Bathroom:

Double glazed windows to front and side, panelled double-ended bath with shower attachment, double walk-in shower cubicle with rainfall style shower, vanity unit with twin inset wash hand basins, under unit lighting, concealed cistern low level WC, two heated towel rails, recessed spot lighting, laminate flooring, low level night lighting, Karndeian flooring, partly tiled walls:



Bedroom Two

3.02m (9'10") x 2.99m (9'9")

Double glazed patio door to side garden, wall mounted electric heater, built in airing cupboard, phone point:



Outside

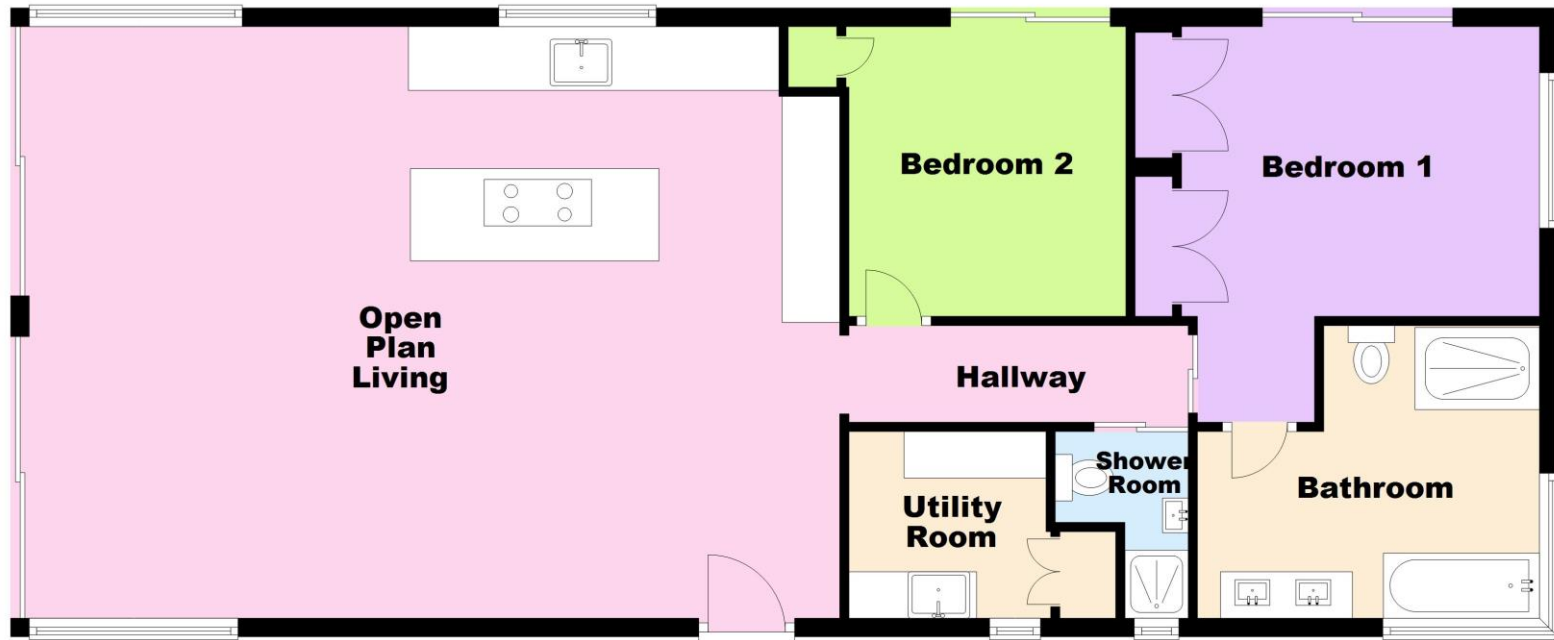
Perimeter plot with primary orientation south westerly facing to the South Downs, Allocated Parking Space, Wrap-around Decked Areas, Lawns, Outside tap, Power Points, Lighting:

Shed:

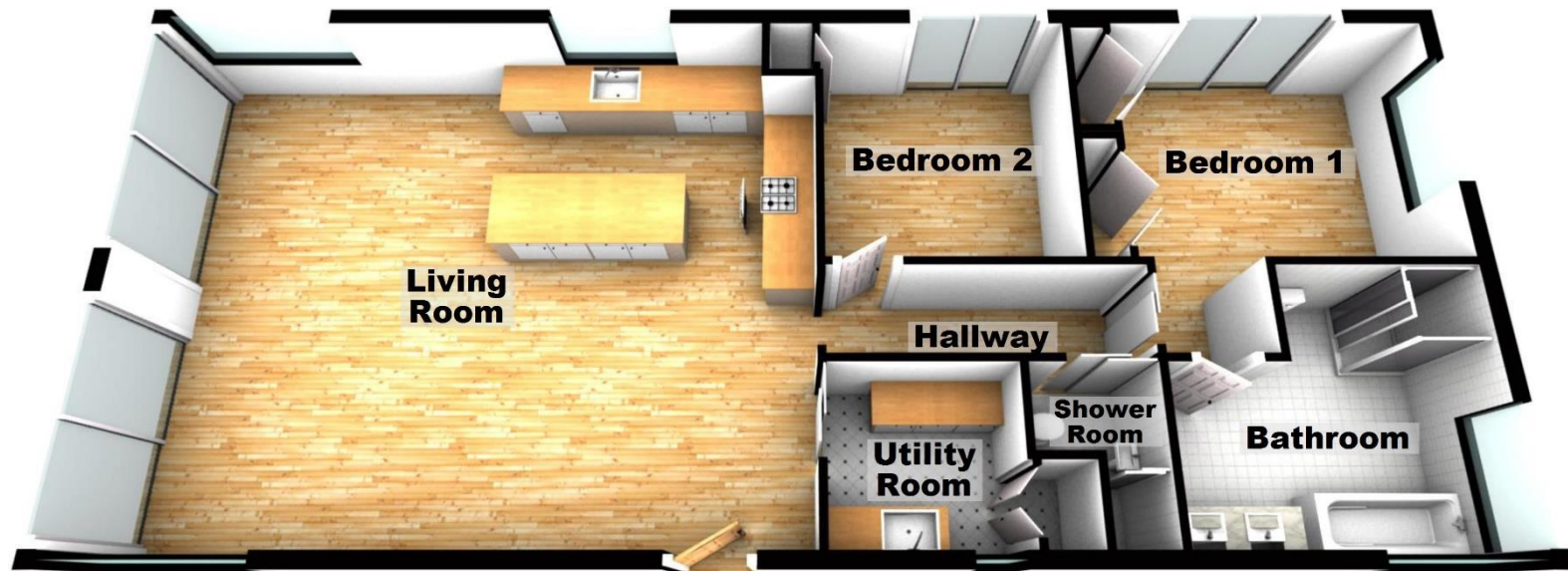
2.76m (9'.0") x 2.75m (9'0") Double glazed door, double glazed window, power points & lighting:



Ground Floor



Ground Floor



AWAITING EPC

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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