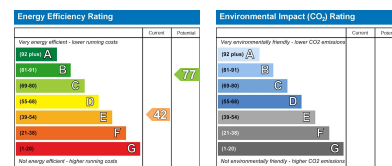


**Approx. Gross Internal Floor Area 1023 sq. ft / 95.11 sq. m (Including Garage)**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**Two Ways, Tanyard Lane, Chelwood Gate, Haywards Heath, RH17 7LS**

**Guide Price £475,000 Freehold**

**PSPhomes**

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VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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Two Ways, Tanyard Lane, Chelwood Gate, Haywards Heath, RH17 7LS

What we like...

- \* Detached bungalow in a semi-rural location with commuter links.
- \* Sunny and private garden.
- \* Immaculately presented with versatile accommodation.
- \* Garage with workshop space.

**The Bungalow...**

Located on the prestigious Tanyard Lane, this versatile detached bungalow was built in 1926 and extended in 1972 and is offered for sale for the first time in almost 40 years.

The bungalow has been subject to extensive improvements by the current owners and offers light, airy and spacious accommodation that is perfect for anyone seeking lateral living in a rural location.

The useful porch, with newly installed (2022) front door leads to a bright, dual-aspect reception room perfect as a home office or secondary living room. Glazed doors allow light to flood throughout the property, leading to the dining room and primary reception room with an open fireplace.

The fitted kitchen offers plenty of storage space with room for a table if required and access to a handy utility area with plumbing for a washing machine.

Both bedrooms are well-proportioned with built-in storage, the principal bedroom featuring smart wardrobes with matching headboard and bedside cabinets.

The bathroom is neutrally decorated with a white suite and overhead shower.

Further benefits include oil fired central heating (serviced annually) and double glazing throughout (installed 2014).

**Step outside...**

The large garden is incredibly private, mainly laid to lawn with some mature trees including a cooking apple and hazelnut. Sunny all day, it is perfect for al-fresco dining and entertaining. A modern greenhouse is located at the far end of the garden.



The detached garage has lighting, power points and an electric vehicle charging point (installed 2020). Adjoining this is a large workshop also with electricity and ample shelving. The driveway offers parking for several cars

**The Location...**

Chelwood Gate is a small but popular village situated close to the Ashdown Forest. Village facilities include the highly-regarded Red Lion Public House which was in fact one patronised by Prime Minister Harold MacMillan and President John F Kennedy. There is pre-school nursery and village hall. The neighbouring village of Danehill boasts an outstanding (Ofsted) primary school, Award Winning Coach & Horses Pub and a church. In the private education sector Cumnor House is close-by. And the National Trust's beautiful Sheffield Park and Gardens are just 4 miles away.

For more extensive facilities the nearby towns/villages of Forest Row (3.5 miles), Haywards Heath (7.5 miles) and Uckfield (8 miles) are easily accessible. Haywards Heath's facilities include a mainline station which provides swift links to London (Victoria/London Bridge in approx 47 mins), Gatwick Airport and Brighton, Sainsbury's and Waitrose superstores , the Dolphin leisure centre and a range of bars & restaurants.

**Further information...**

Tenure: Freehold

Title Number: ESX139142

Local Authority: East Sussex County Council

Council Tax Band: E

Available Broadband Speed: Superfast (not tested)

Plot Size: 0.14 acres (not verified)

We believe the above information to be correct but cannot guarantee its accuracy and recommend checking personally.

