



13 Somerset House, Eastern Road, Wivelsfield Green, RH17 7GP

Guide Price £375,000



**MANSELL
McTAGGART**
Trusted since 1947



A very large 2 double bedroom, 2 bathroom recently built house tucked away in this newly created complex in the heart of the village adjacent to the recreation ground and within a short walk of the excellent primary school, local shop, pub and glorious open countryside, which is interspersed with footpaths & bridleways linking with both Ditchling and Chailey Common nature reserves.

- 2 double bedroom house in peaceful setting
- Immaculate neutral decor throughout
- Built 4 years ago by Martin Homes
- Fabulous open-plan kitchen/living area - Kitchen with full range of fitted appliances
- Plenty of storage and downstairs cloakroom
- Beautiful en-suite and family bathroom
- 33' x 16' fully enclosed rear garden
- Allocated parking space (village car park close by)
- Close to the excellent village primary school
- Chailey secondary school catchment (bus)
- Haywards Heath station 3.9 miles, Wivelsfield station 2.8 miles
- EPC rating: D - Council Tax Band: C
- Private estate charge: £360.00 per year
- Managing agents: Graves Son & Pilcher
T: 01273 267204
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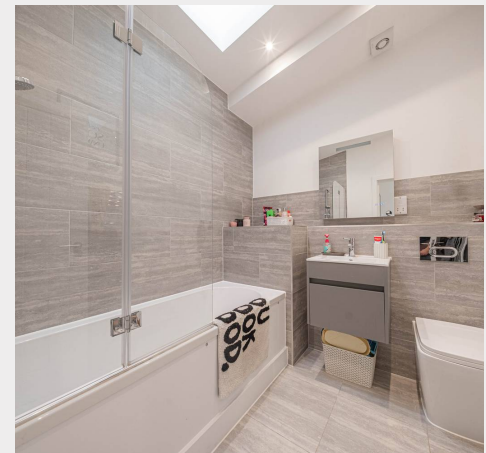
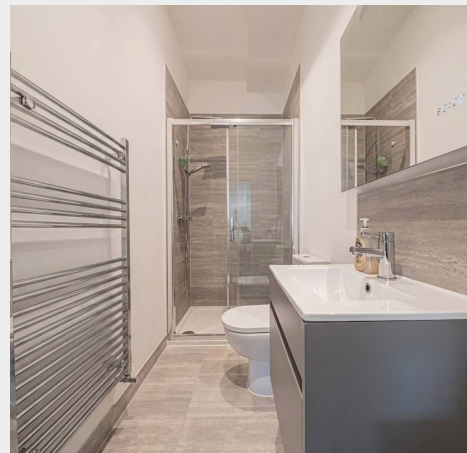


The property is located at the northern end of Eastern Road close to the Village Green. The village is surrounded by glorious open countryside and woodland with footpaths and bridleways linking with both Ditchling and Chailey Common nature reserves. Local amenities include an excellent primary school, village store with delicatessen, a friendly local pub/restaurant, numerous sports clubs and social groups. Children from the village catch a school bus to Chailey Secondary School in nearby South Chailey. A regular bus service runs through the village linking with the neighbouring districts and towns. Both Haywards Heath and Burgess Hill town centres are about 3.5 miles distant where there are extensive shopping facilities, leisure centres and railway stations. Haywards Heath railway station provides a faster service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).

By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 8 miles to the west at Bolney or Warninglid.

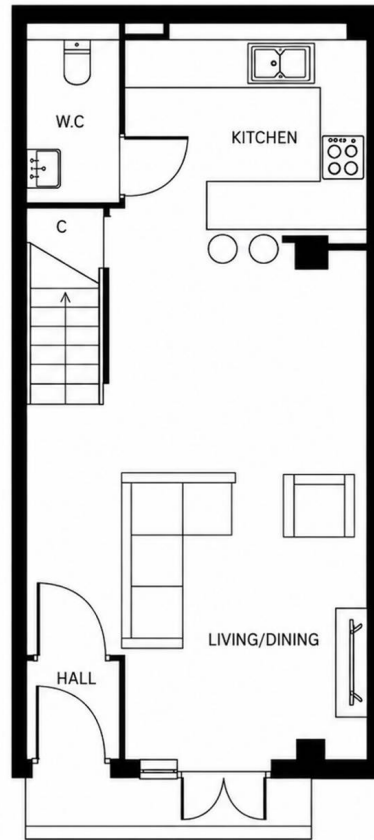
Distances: (approx. on foot/miles)

Primary School (0.5), Village pub and stores (0.55), Chailey Secondary School (3.5), Haywards Heath Station (3.7), Wivelsfield Station (2.5), Brighton seafront (13), Gatwick Airport (17), A23 at Bolney (8)



HOUSES 10-13

GROUND FLOOR



An inner terrace house style with small patio area, one allocated parking space and own private garden

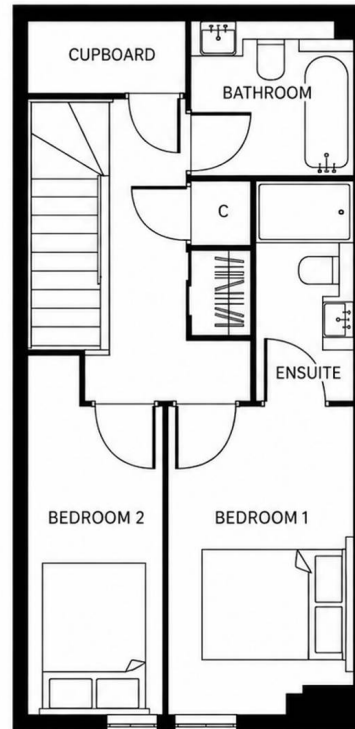
GROUND FLOOR	METRES	FEET
Living/Dining	4.8 x 9.4	15'7 x 30'8

FIRST FLOOR

Bedroom 1	2.5 x 4.1	8'2 x 13'5
Bedroom 2	1.9 x 4.1	6'2 x 13'5

TOTAL	84m²	904ft²
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FIRST FLOOR



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