



2 Bevern Close, South Chailey BN8 4FW

£380,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

An immaculately presented TWO BEDROOM SEMI-DETACHED HOUSE forming part of this popular modern development built less than two years ago

The ground floor is laid out in a contemporary open plan style with a downstairs cloakroom/wc, a WELL EQUIPPED KITCHEN AREA with electric oven & hob, dishwasher, washing machine & fridge/freezer. The kitchen flows into the spacious LIVING/DINING AREA which has an understairs storage cupboard and double doors to the garden.

Stairs from the living room lead up to the first floor landing off which is the master bedroom with built in wardrobes and an EN SUITE SHOWER ROOM, a further bedroom and a luxurious bathroom. Further features include double glazing and an air source heat pump supplying radiators and under floor heating.

Outside there are TWO ADJACENT PARKING SPACES and a lovely lawned rear garden with paved terraces. The current estate service charge is £174.53 for 6 months

- AN IMMACULATLY PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE BUILT LESS THAN TWO YEARS AGO
- DOWNSTAIRS CLOAKROOM
- WELL EQUIPPED KITCHEN OPENING ONTO GENEROUS LIVING/DINING ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- FURTHER BEDROOM & BATHROOM
- DOUBLE GLAZING & AIR SOURCE HEAT PUMP SUPPLYING RADIATORS & UNDER FLOOR HEATING
- TWO PARKING SPACES & DELIGHTFUL GARDENS
- FREEHOLD EPC B COUNCIL TAX BAND D LEWES

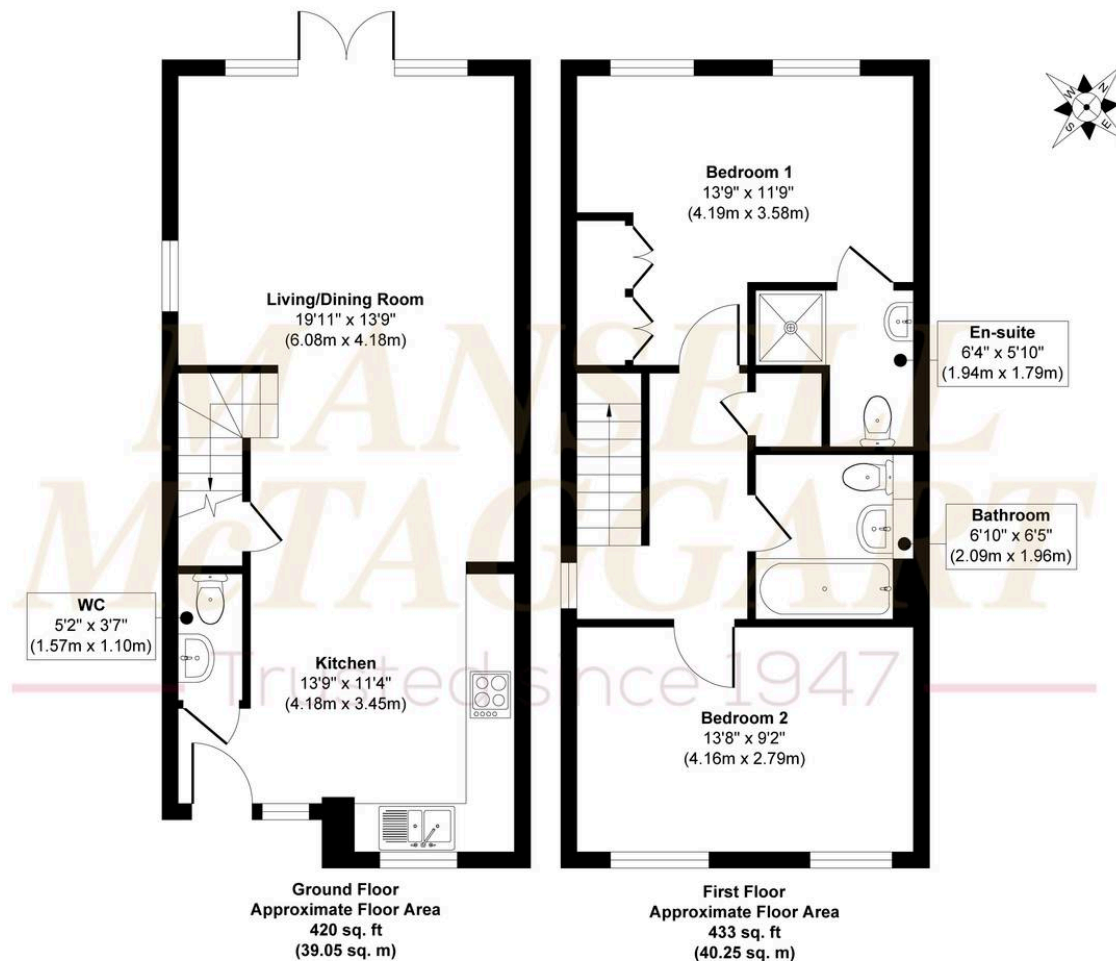




The Old Hamsey Lakes development is situated towards the southern end of the popular village of South Chailey where the amenities available include a convenience store with post office facilities and a well regarded secondary school. There is a primary school, pub and church in Chailey Green about a mile to the north. The village is surrounded by open countryside which is interspersed with footpaths and bridleways linking the neighbouring districts, Chailey Common Nature Reserve and the River Ouse at Barcombe. The towns of Lewes, Burgess Hill and Haywards Heath are within easy reach and all offer extensive shopping, recreational facilities and mainline railway stations, (Haywards Heath to Victoria/London Bridge approximately 45 minutes). By road, access to the major surrounding areas can be gained via the A275 which runs through the village with the A272 to the north and the A27 at Lewes to the south. There are also railway stations at Plumpton Green & Cooksbridge.



**DIRECTIONS:** From our office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching the two mini-roundabouts at North Chailey. Here turn left at the second of these two roundabouts heading south on the A275 in the direction of Lewes. Continue along this road, through the village of South Chailey, keep going & Old Hamsey Lakes is on the left hand side just past a row of cottages called Bevernbridge Cottages. Turn left here into Old Brickworks Lane & Bevern Close will be on the left.



**Approx. Gross Internal Floor Area 853 sq. ft / 79.30 sq. m**

Illustration for identification purposes only. measurements are approximate, not to scale.

Floor plan provided by Roots Property Marketing.

Produced by Elements Property

**Mansell McTaggart Newick**

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