



Swan Close, South Chailey

Lewes Estates is pleased to present a modern four bedroom detached family home in the popular village of South Chailey, just 5 miles from the county town of Lewes.

This lovely home offers a spacious kitchen/dining room, large conservatory, separate living room with open fireplace, generous bedrooms (one with en-suite), a private rear garden and gated driveway with ample off road parking.

Situated in South Chailey, the village offers a convenience store, post office and nearby public house. The village is surrounded by beautiful Sussex countryside and there are two schools - St Peters Primary School and Chailey Secondary School within easy reach. Cooksbridge mainline train station is only a short drive away and provides services to Lewes and London. There are also regular bus services between Lewes and Uckfield.

The county town of Lewes is just 6 miles away and offers an excellent range of independent shops and includes three supermarkets. Lewes has a wide range of



cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

On entering the property you are greeted by a spacious entrance hall which has doors to the principal rooms and a turned staircase to the first floor.

The living room has a large window to the front and features an open fireplace. The kitchen/dining room provides various wall and base units and has ample worksurfaces and integrated appliances. Two sets of doors open onto the generous conservatory which overlooks and leads out onto the rear garden. Also on the ground floor you will find a WC, study/office, generous utility room with a matching range of units and integrated appliances and a storage room.

On the first floor there is a lovely light landing with doors to all bedrooms and the family bathroom which features both a free standing bath and also a separate



shower cubicle. The main bedroom also has a spacious en-suite shower room.

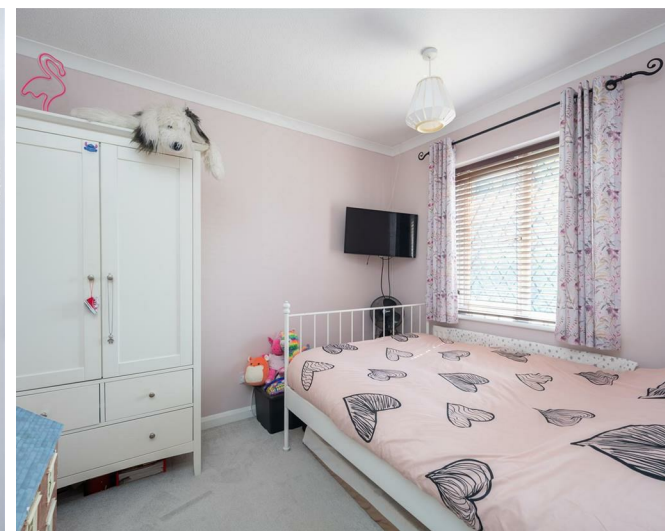
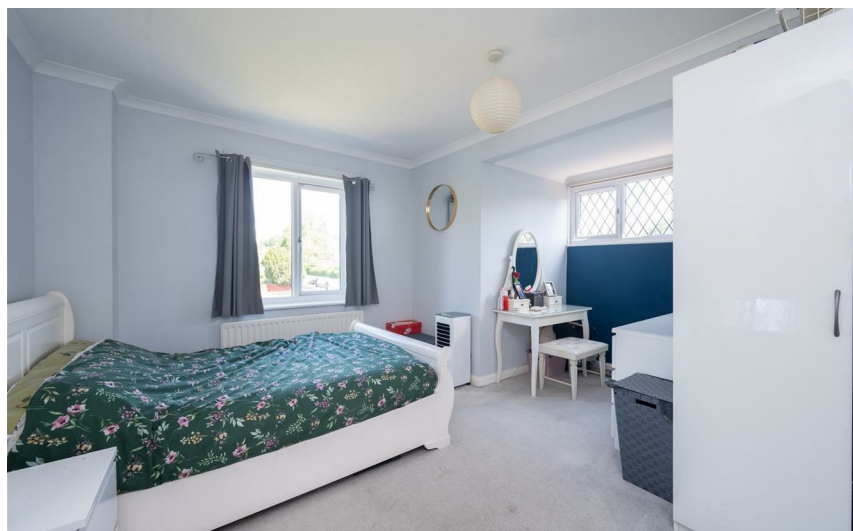
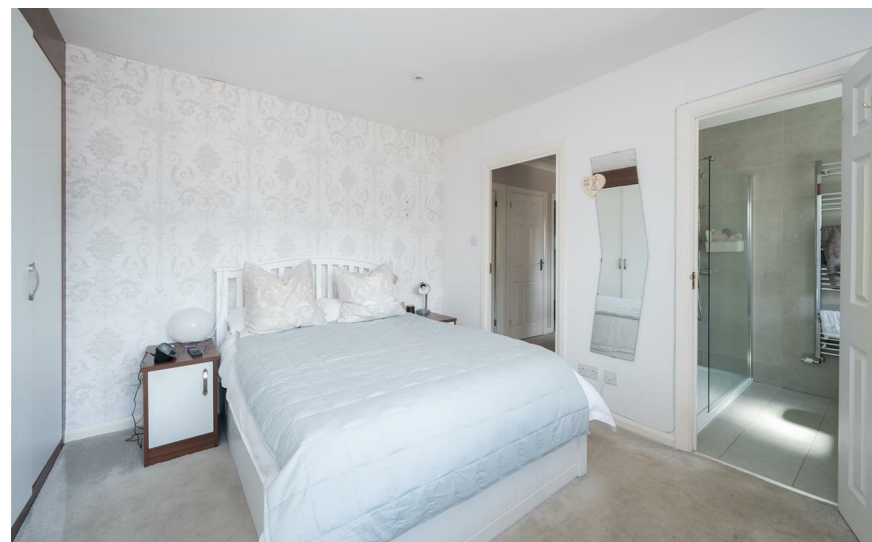
Externally, the property has front and rear gardens, a private driveway with parking for 2-3 cars, and a further gated area leading to a large workshop with power and lighting.

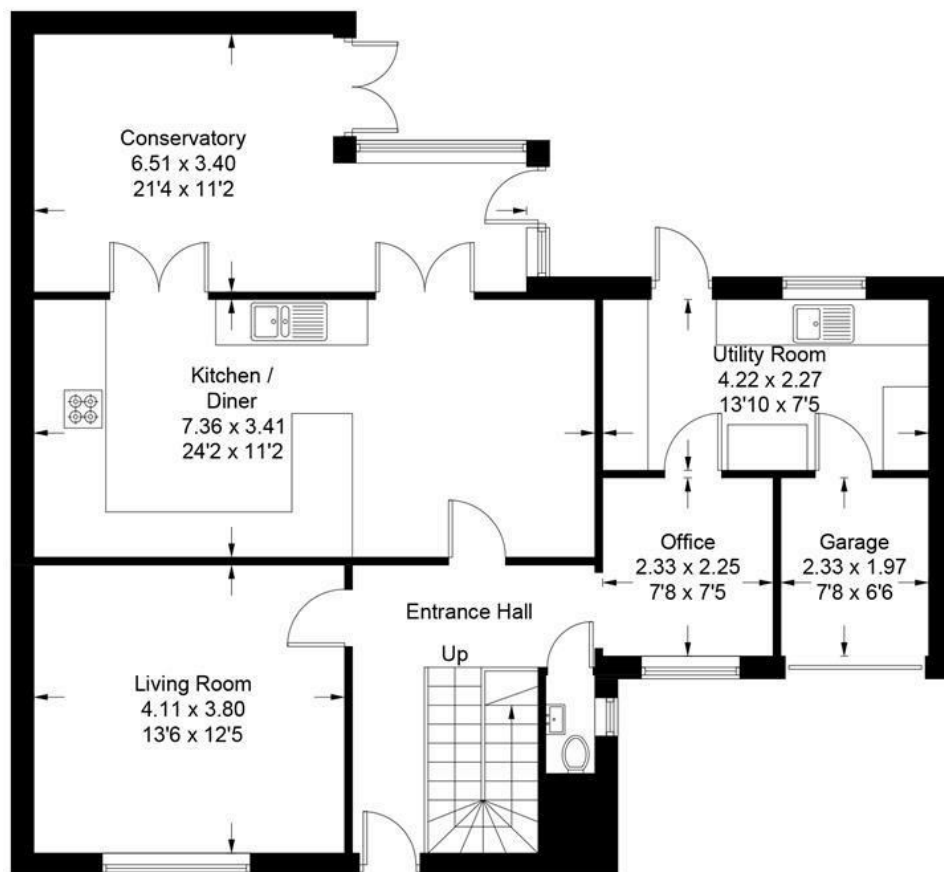
The rear garden is mostly laid to lawn, and securely enclosed with a paved patio area, established beds and borders stocked with plants, shrubs and trees. There is also a nearly new equipped garden room.

Viewing is highly recommended. Please contact our office today to arrange your appointment.

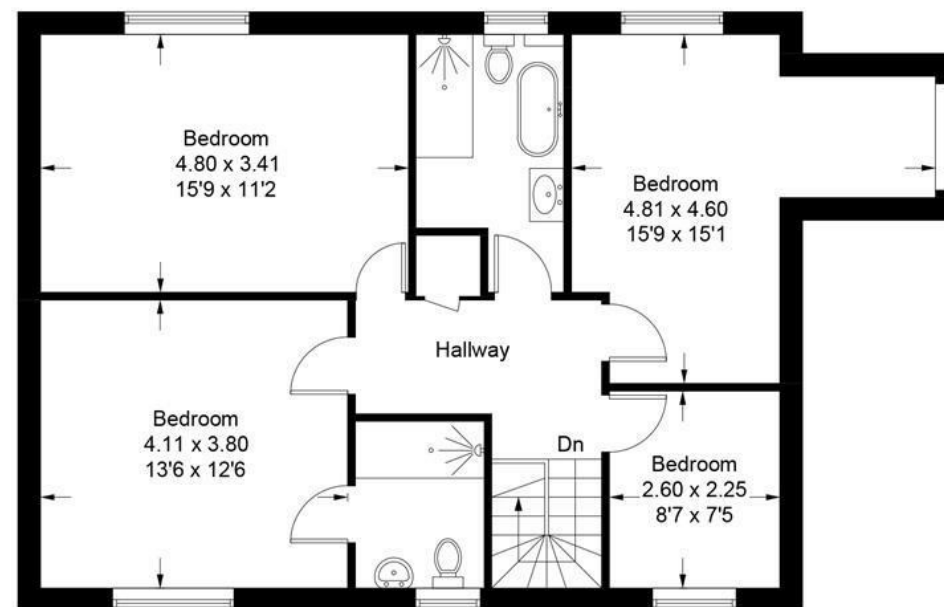
- Spacious Four Bedroom Detached Family Home
- Generous Kitchen/Dining room
- Separate Living Room with Open Fire
- Family Bathroom and En-Suite
- Utility Room and Conservatory
- Off Road Parking with Gated Driveway

draft





Ground Floor



First Floor

Approximate Gross Internal Area = 163.2 sq m / 1756 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1250647)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

**52 High Street, Lewes, East Sussex,
BN7 1XE t: 01273 477377
e: sales@lewesestates.co.uk
www.lewesestates.co.uk**