



Glendene House, Station Road, North Chailey BN8 4HG

£750,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A generously proportioned (1,892 sq ft) 4 BEDROOM DETACHED HOUSE with good sized living space and available with NO ONWARD CHAIN

A double glazed front door leads into the entrance porch and a further glazed door opens into the hall where there are stairs to the first floor. To the front are TWO FINE RECEPTION ROOMS with square bay windows with slatted shutters, one of which has a feature fireplace. Across the full width of the back of the house is an impressive KITCHEN/DINING ROOM with butler sink, electric oven & hob, dishwasher, a woodburner and folding doors to the rear. Off the kitchen is a utility room and a downstairs cloakroom/wc.

On the first floor are four good sized double bedrooms and a shower room/wc with large walk in shower cubicle and twin wash basins. Further benefits include double glazing and gas fired central heating.

Outside there is a gravelled parking area that leads to a GARAGE and to the rear is an area of decking & astroturf lawn

- A GENEROUSLY PROPORTIONED (1,892 SQ FT) FOUR BEDROOM DETACHED HOUSE WITH GOOD SIZED LIVING SPACE AND AVAILABLE WITH NO ONWARD CHAIN
- PORCH, HALL, UTILITY ROOM & DOWNSTAIRS CLOAKROOM/WC
- LIVING ROOM & FURTHER RECEPTION ROOM
- FULL WIDTH KITCHEN/DINING ROOM
- 4 DOUBLE BEDROOMS & SHOWER ROOM/WC
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY, GARAGE & REAR GARDEN
- PLEASE NOTE PLANNING PERMISSION HAS BEEN GRANTED TO BUILD 2 TWO BEDROOM SEMI-DETACHED HOUSES TO THE SIDE & A 4 BEDROOM DETACHED HOUSE AT THE REAR ALL OF WHICH ARE AVAILABLE BY SEPARATE NEGOTIATION





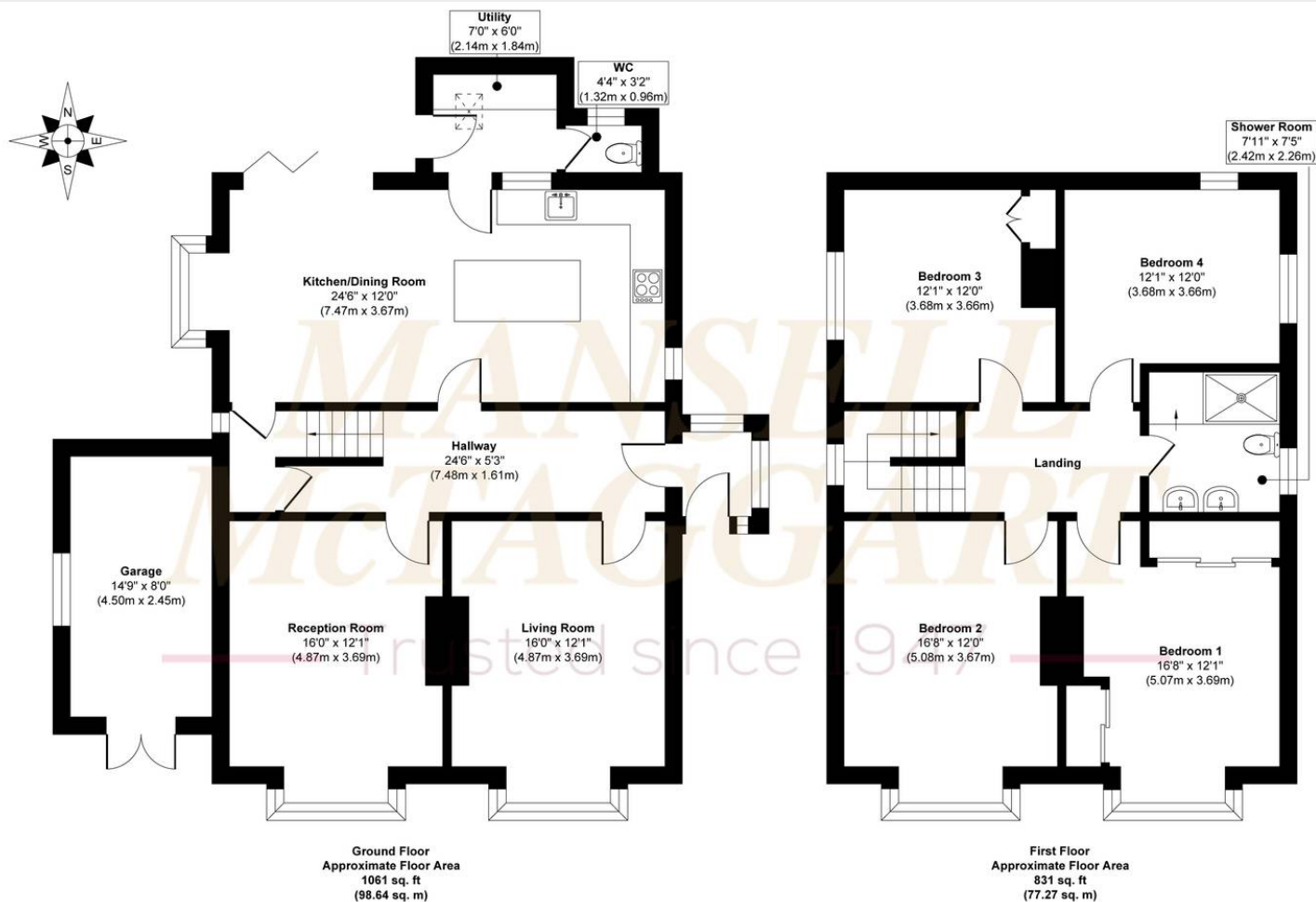
The property forms part of the popular village of North Chailey, which benefits from a garage/shop and sports/social club. Other traditional village facilities can be found nearby at Newick where there is a selection of shops including 3 pubs, a restaurant, café, pharmacy, bakery, a modern medical centre, church and 'outstanding' primary school. There is also a primary school at Chailey Green with a secondary school at South Chailey. The nearby Chailey Common Nature Reserve is interspersed with bridleways and footpaths linking with the neighbouring districts and villages.

Haywards Heath town centre is approximately 6 miles to the west where there is a more extensive range of shops, stores, leisure facilities, schools and a mainline railway station which offers fast and regular commuter services to London (Victoria/London Bridge about 45 minutes) and Brighton.



DIRECTIONS From our Newick office on the village green head west along the A272 in the direction of Haywards Heath. On leaving the village of Newick proceed along the long straight towards the two mini-roundabouts at North Chailey. Go past the right hand turnings for Coldharbour Lane and Hazeldene Lane and Glendene House will be on your right just before Freeland Close.

- FREEHOLD EPC C COUNCIL TAX BAND F LEWES



Approx. Gross Internal Floor Area 1892 sq. ft / 175.91 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

Mansell McTaggart, 3a The Green – BN8 4LA

01825 722288

new@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/newick

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.