



28 Shepherd's Way, South Chailey BN8 4QQ

£350,000



**MANSELL
McTAGGART**
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An immaculately presented TWO BEDROOM MEWS STYLE PROPERTY forming part of this sought after development converted from interesting period buildings in the late 1990s with a lovely west facing garden and GLORIOUS VIEWS over open countryside.

On the ground floor there is a front door leading to an entrance hall, an L shaped SITTING/DINING ROOM with stairs rising to first floor, large under stairs storage cupboard and French doors leading onto the garden and a LUXURIOUS KITCHEN with oven, hob and dishwasher. On the first floor there is a landing, a master bedroom with mirror fronted wardrobe cupboards and an EN SUITE SHOWER ROOM, a second bedroom with wonderful views and a modern bathroom with white suite. Further benefits include sash style uPVC double glazed windows, high ceilings and LPG central heating,

Outside to the rear is a superb 62' x 17' WEST FACING GARDEN with paved terrace leading onto a well kept lawn with floral beds and borders and a timber shed. There is also a numbered parking space and further visitor parking.

- AN IMMACULATE TWO BEDROOM MEWS STYLE PROPERTY WITH WEST FACING GARDEN & GREAT VIEWS
- HALL, SITTING/DINING ROOM & LUXURIOUS KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, FURTHER BEDROOM & MODERN BATHROOM
- UPVC SASH STYLE DOUBLE GLAZING, LPG HEATING & HIGH CEILINGS
- WONDERFUL 62FT WEST FACING GARDEN, ALLOCATED & VISITOR PARKING
- FREEHOLD EPC E COUNCIL TAX BAND C LEWES



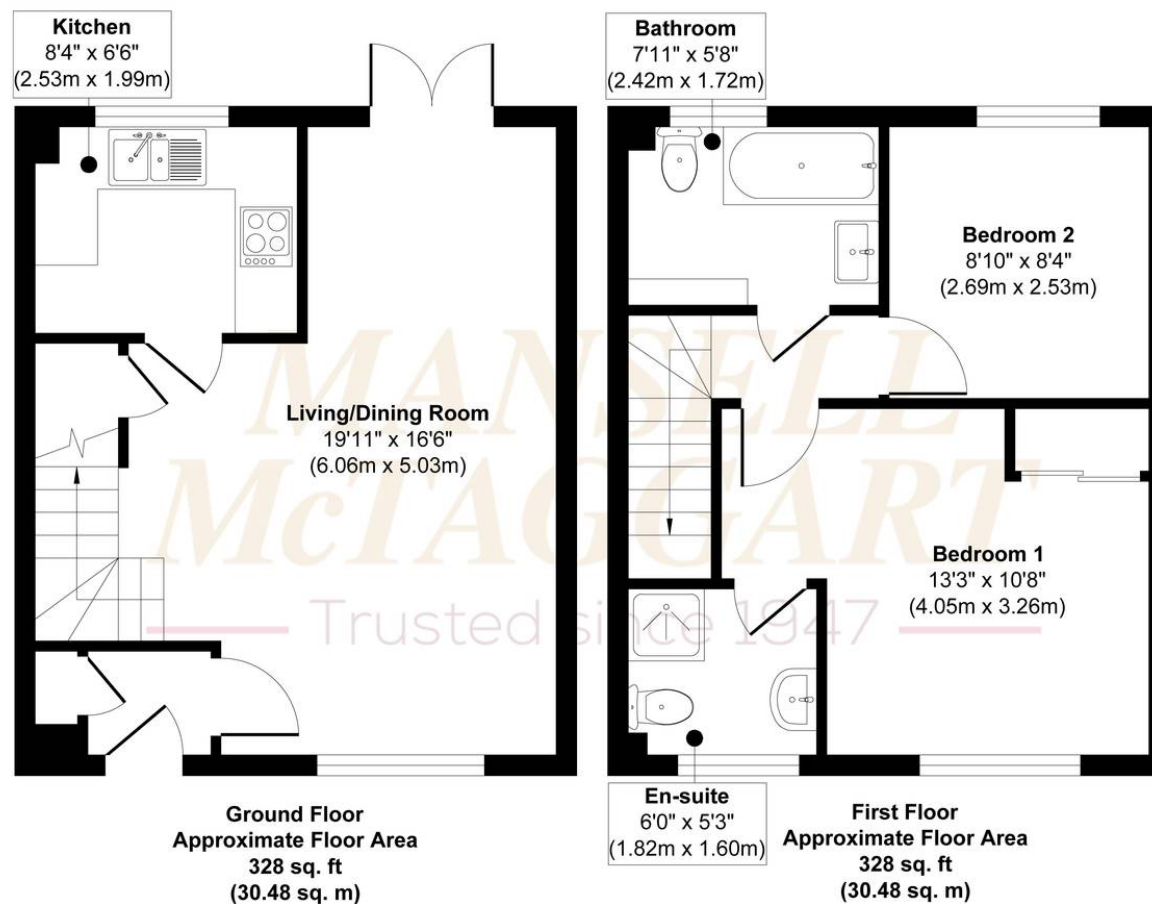


The property is located within this select development which is on the fringe of South Chailey adjoining countryside and lying directly off Mill Lane/Honeypot Lane. South Chailey is a rural village located approximately 6 miles to the north of Lewes and approximately 6/7 miles to the south east of Haywards Heath and Burgess Hill. The village has a shop with post office facilities, a popular secondary school within walking distance and is surrounded by open countryside. The nearby village of Chailey Green has a church, a pub and a primary school. Plumpton Green has a railway station as does Cooksbridge. Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria/London Bridge approx. 45 minutes) can be found at Haywards Heath.

DIRECTIONS: From our office on the green at Newick head west along the A272 until reaching the two mini-roundabouts at North Chailey. Turn left at the second mini-roundabout, (left onto the A275 towards Lewes). Carry on along the A275 until reaching the village of South Chailey, then turn right into Mill Lane and follow this road along, flowing round the bend where it becomes Honeypot Lane, then turn left into Shepherds Way



Please note that there is a £35 per month charge for the upkeep of the communal grounds etc and this will be rising to £50 per month in November 2026



Approx. Gross Internal Floor Area 656 sq. ft / 60.96 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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