



8 OLD MILL PARK, CHALVINGTON

£340,000 LICENCE AGREEMENT

Accommodation: Two Bedrooms, Open Plan Living Room and Kitchen, Bathroom Room, Utility Room, Inner Hallway, Allocated Parking Space, Gardens, Double Glazed Windows and Doors, Shed & Large Storage Shed/Summer House.

Set within gated landscaped grounds, this stunning contemporary eco lodge forms part of an exclusive small development situated in the Sussex countryside with sweeping views towards the South Downs. Designer open-plan modern living space with uninterrupted southerly country views, two bedrooms with doors onto the rear gardens and luxury bathroom. Imagine opening the bi-fold doors on a summer evening onto the deck for sundowners overlooking open countryside. Suitable for cash buyers perhaps looking to retire to an idyllic, tranquil country location or perhaps invest in a second/holiday home with potential for rental income. Call The Exchange Property Services on 01323 489560 to book a viewing to fully appreciate this truly unique home and its location in one of the most sought-after plots in the development

DRIVEWAY TO ELECTRICALLY OPERATED GATES WITH INTERCOM SYSTEM

Communal grounds, entrance with canopy:

Open Plan Living Room & Kitchen:

9.19m (30'1") reducing to 7.69m (25'2") x 6.29m (20'7") max

Double glazed window to front, double glazed windows & bi-fold doors opening onto rear garden decking and views of countryside, wooden flooring, recessed spot lighting, wall mounted electric heaters:



Kitchen Area:

Double glazed sky light, recessed spot lighting, inset sink, range of base units, cupboards and drawers with Silestone style worktops, fitted Bosch electric oven, dishwasher, integrated full-size fridge and freezer, central island with cupboards under and Silestone style worktop, inset Bosch electric hob:



Utility Room:

2.09m (6'10") to cupboard x 1.77m (5'9"):

Silestone style worktops with inset sink, plumbing for washing machine, range of base and wall units, recessed spot lighting, double glazed window to side, low level WC, wooden flooring:



Bedroom One

3.48m (11'5") x 3.08m (10'1")

Double glazed window to side, double glazed doors opening onto rear garden, fitted wardrobes, wall mounted electric heater, recessed spot lighting, wooden flooring:



Bathroom:

Double glazed window to front, free standing double-ended bath with over bath taps & shower attachment, shower cubicle with rainfall style shower & riser attachment, vanity unit with inset wash hand basin, concealed cistern low level WC, heated towel rail, recessed spot lighting, tiled walls, tiled flooring, extractor:



Bedroom Two

3.58m (11'8") x 3.10m (10'2")

Double glazed doors opening onto rear garden, wall mounted electric heater, fitted wardrobes, wooden flooring:



Outside

Perimeter plot with primary orientation facing towards Countryside & the South Downs, Allocated Parking Space, Decked Area to rear & side, Lawn, Outside tap, Power Points, Lighting:

Side Shed:

3.00m (9'10") x 2.49m (8'2")

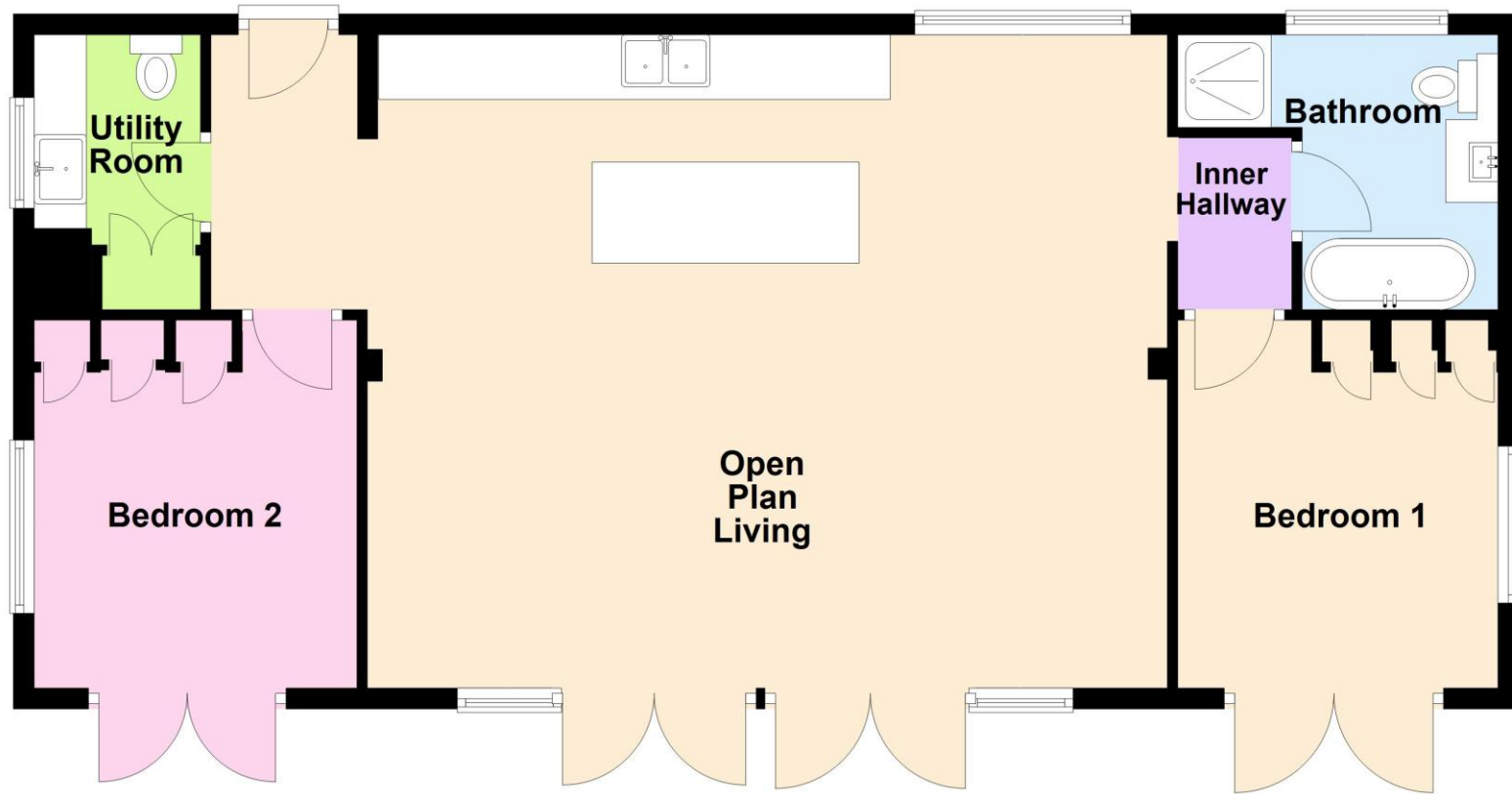
Double doors, double glazed window, power points & lighting:

Rear Shed:

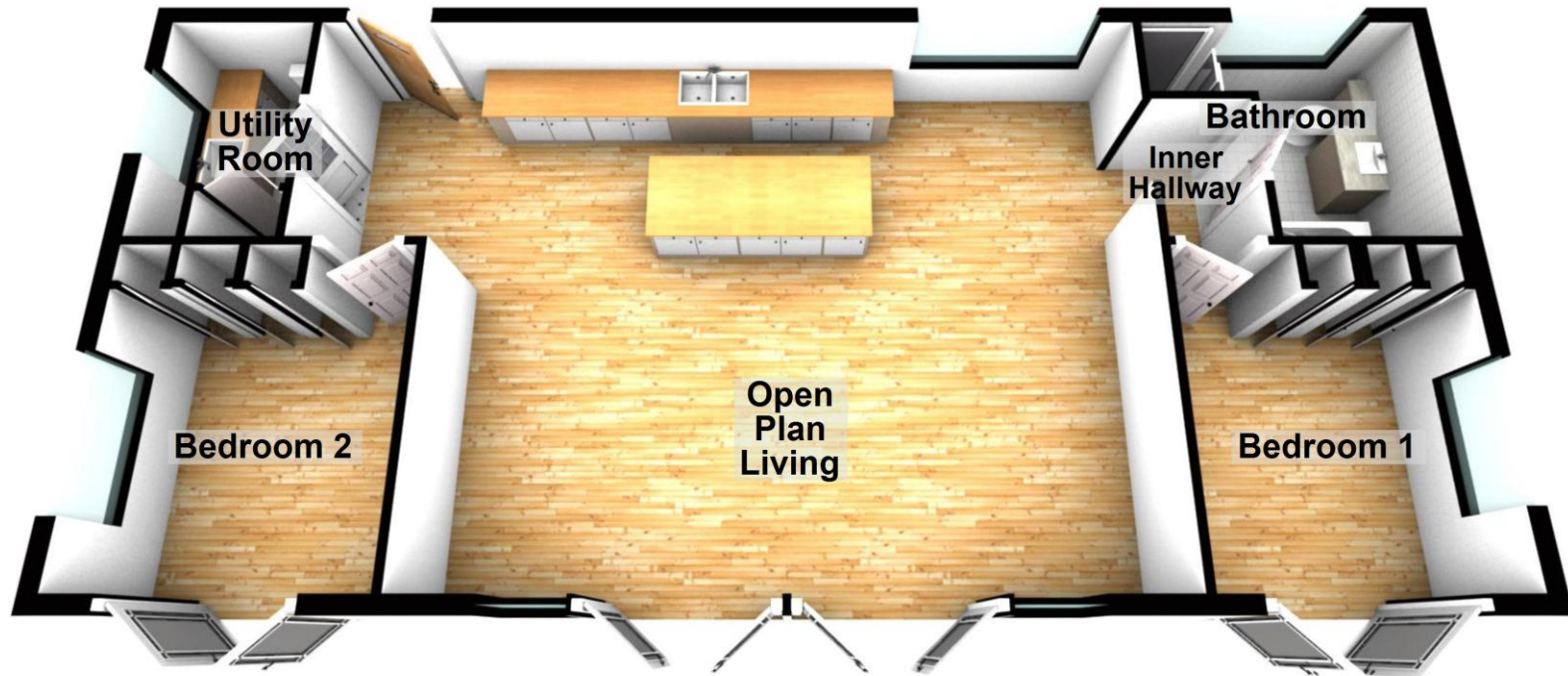
4.89m (16'0") x 3.07m (10'0")



Ground Floor



Ground Floor



Utility Room

Bedroom 2

Open Plan Living

Bathroom

Inner Hallway

Bedroom 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|--------------|--------------------------|--------|
| Wall | Park home wall, as built | Good |
| Roof | Flat, insulated | Good |
| Window | High performance glazing | Good |
| Main heating | Room heaters, electric | Poor |

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: [\(VISIT OUR WEBSITE FOR MORE INFORMATION\)](#) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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www.theexchangeonline.co.uk

Tel: 01323 489560

Email: info@exchangegrouponline.co.uk