



6 Lakeside, South Chailey BN8 4FQ

In Excess of **£550,000**



**MANSELL
McTAGGART**
— Trusted since 1947 —

An IMMACULATELY PRESENTED 4 BEDROOM LINK DETACHED HOUSE built in 2022 in a distinctive, contemporary design offering particularly spacious (1,614 sq ft) and versatile accommodation. The stylish interior is in first class order and benefits from all the quality touches you would expect in a recently constructed home.

The front door leads into a good sized hall off which is a cloakroom/wc and a useful utility room. The living room is to the front and across the full width of the back is the FABULOUS OPEN PLAN KITCHEN/DINING ROOM with Bosch appliances, premium stone worktops, oven, hob, microwave, fridge freezer & double doors to the garden

On the first floor there are 4 generous bedrooms, TWO EN SUITE SHOWER ROOMS and a luxurious family bathroom with rainfall shower. Three of the bedrooms have quality built in wardrobes and two have countryside VIEWS. Further benefits include LPG central heating with under floor heating to the ground floor and radiators to the first floor and double glazing.

The DRIVEWAY with parking for 2 to 3 cars leads to a 22ft LONG GARAGE with door to rear and there is a front garden and a low maintenance REAR GARDEN with paved terrace and lawn.

- A BEAUTIFULLY PRESENTED, SPACIOUS (1,614 SQ FT) 4 BEDROOM LINK DETACHED HOUSE BUILT IN 2022 TO A MODERN CONTEMPORARY DESIGN
- HALL, CLOAKROOM/WC & UTILITY ROOM
- LIVING ROOM & OPEN PLAN KITCHEN/DINING ROOM WITH PREMIUM WORKTOPS & BOSCH APPLIANCES
- 4 BEDROOMS, 2 EN SUITE SHOWER ROOMS & BATHROOM
- LPG CENTRAL HEATING WITH UNDERFLOOR HEATING TO GROUND FLOOR & DOUBLE GLAZING
- DRIVEWAY TO 22FT GARAGE, FRONT & REAR GARDENS
- FREEHOLD EPC C & COUNCIL TAX BAND F LEWES



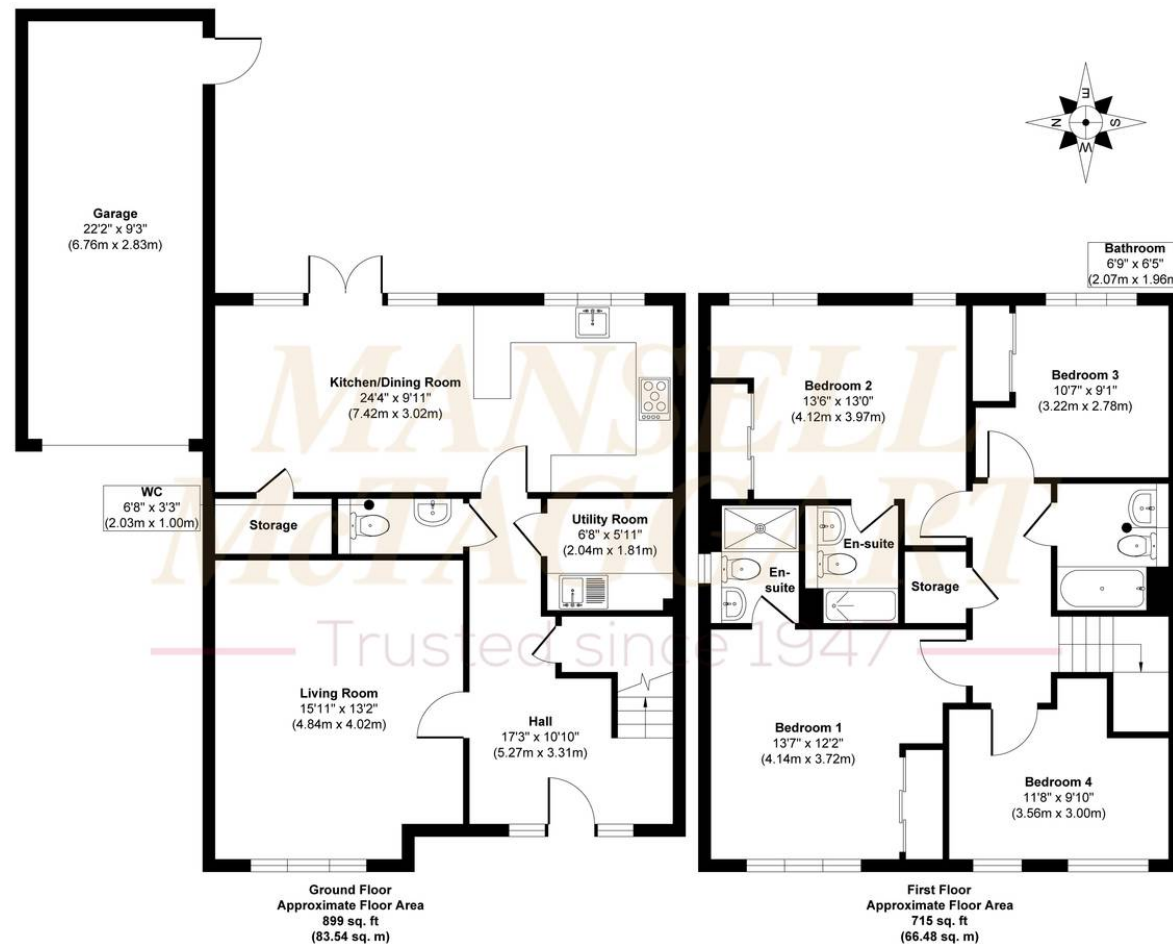


This popular, recently built development is situated towards the southern end of this sought after village where the amenities available include a convenience store with post office facilities and a well regarded secondary school. There is a primary school, pub and church in Chailey Green about a mile to the north. The development has its own lake and 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 6 to 7 miles 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. Please note there is an estate management charge which is currently £171.66 per 6 months.



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 & the development is on the left hand side just past a row of cottages called Bevernbridge Cottages. Turn left into Old Brickworks Lane, follow the road round and Lakeside will be on your left and number 6 will then be on the right



Approx. Gross Internal Floor Area 1614 sq. ft / 150.02 sq. m (Including Garage)

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.