



1 Ivy Cottages, Markstakes Lane, South Chailey BN8 4BE

£325,000



**MANSELL
McTAGGART**
— Trusted since 1947 —

A characterful flint **THREE BEDROOM SEMI-DETACHED PERIOD COTTAGE** set on a generous plot, **IN NEED OF MODERNISATION** & available with **NO ONWARD CHAIN**.

The front door leads into the porch off which is the **KITCHEN/DINING ROOM** which has various cupboards and a walk in larder. The lounge has pretty **ORNATE WINDOWS** and a **WOOD BURNER**. Off the inner hall is the ground floor bathroom.

Stairs from the hall lead up to the first floor where there are three bedrooms. Bedroom one has a fireplace and an ornate window overlooking the gardens.

Access is from Markstakes Lane which leads to parking for several cars. The lovely **GOOD SIZED GARDEN** wrap around two sides of the property and are mainly laid to lawn with a timber & brick shed and hedged boundaries. Please note there is currently no fence between the garden and the garden of the adjoining property.

- A CHARACTERFUL 3 BEDROOM SEMI-DETACHED PERIOD IN NEED OF MODERNISATION ON SET ON A GENEROUS PLOT
- PORCH, HALL & GROUND FLOOR BATHROOM
- LOUNGE & KITCHEN/DINING ROOM
- THREE FIRST FLOOR BEDROOMS
- PRETTY ORNATE WINDOWS, ELECTRIC HEATERS, WOODBURNER & FEATURE FIRPLACES
- PARKING FOR SEVERAL CARS
- LOVELY, GOOD SIZED LAWNED GARDEN
- FREEHOLD EPC F COUNCIL TAX BAND C LEWES



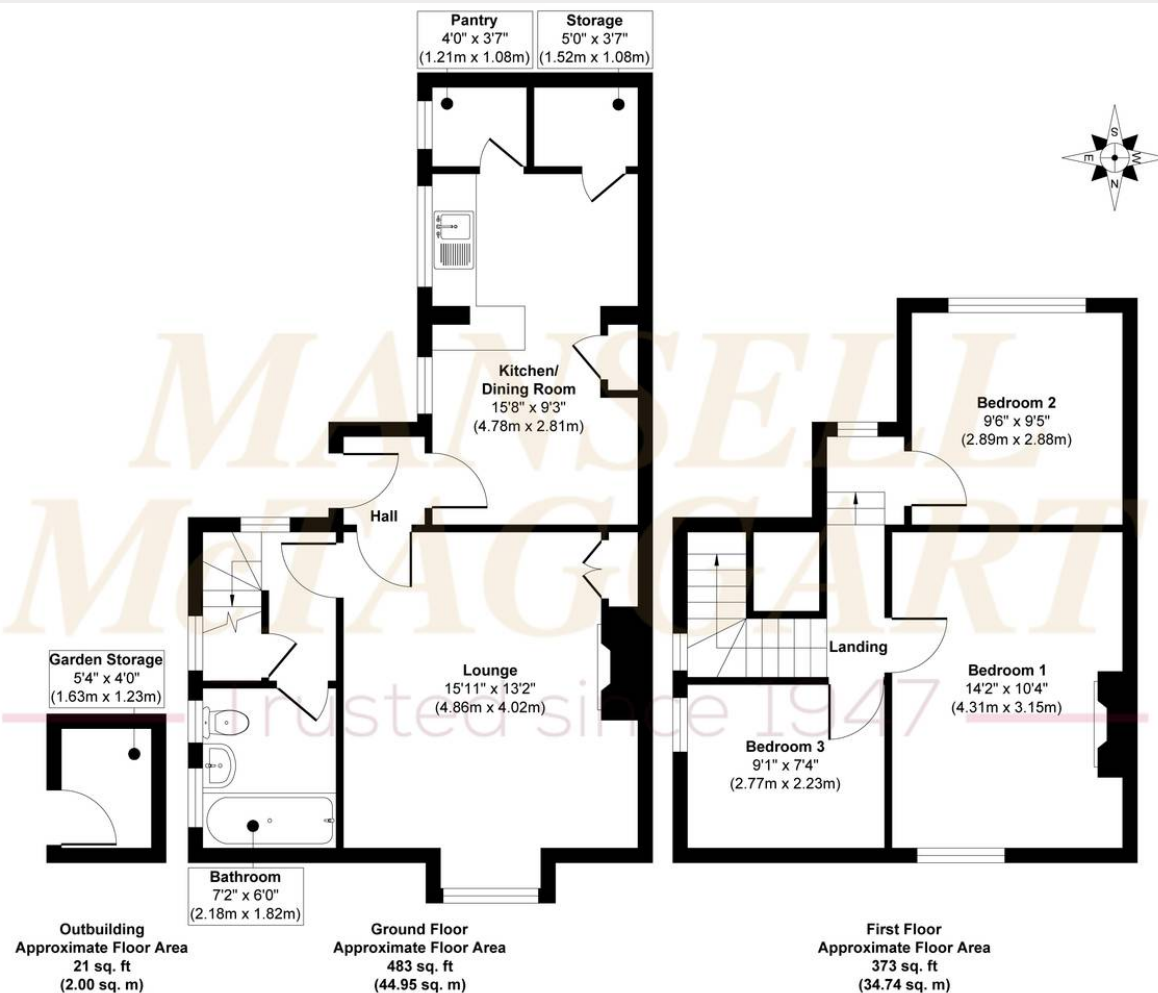


Situated on the fringe of South Chailey being a popular village located approximately 6 miles to the north of Lewes and approximately 6/7 miles to the south east of Haywards Heath and Burgess Hill. The village has a shop with post office facilities, a popular secondary school and is surrounded by open countryside.

The hamlet of Chailey Green, 1 mile north, has a church, a pub and a primary school with nurse. Plumpton Green has a railway station as does Cooksbridge. Burgess Hill, Lewes and Haywards Heath all have extensive shopping centres, the latter having fast rail services to London (Victoria/London Bridge approx. 45 minutes).

DIRECTIONS: From our office on the green at Newick head in a westerly direction along the A272 towards Haywards Heath. Continue along this road until reaching the two mini roundabouts at North Chailey. Turn left at the second roundabout taking the A275 south towards Lewes. Continue along this road through the small hamlet of Chailey Green and past the Five Bells Inn on the right. On approaching South Chailey, take the next turning on the left which is Markstakes Lane and the entrance to the cottage will be immediately on your right.





Approx. Gross Internal Floor Area 877 sq. ft / 81.69 sq. m (Including Outbuilding)

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.