



23 The Martlets, South Chailey BN8 4QG

£300,000



**MANSELL
McTAGGART**
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23 The Martlets

A modern TWO BEDROOM MID TERRACED HOUSE with a ground floor extension to provide a useful SUN ROOM

A double glazed front door leads into the entrance hall which has stairs rising to the first floor and a door leading to the kitchen which has a window to the front. At the end of the hall is the LOUNGE/DINING ROOM which in turn has double doors to the SUN ROOM which has bifold doors to the garden.

On the first floor there is a landing off which there are two bedrooms and a bathroom. Bedroom one is at the front and has two built in wardrobe cupboards and bedroom two is at the rear. There is also a bathroom with white suite with an electric shower over the bath. Further benefits include double glazing and electric heating.

The front garden is laid to slate beds for easy maintenance and there are TWO TANDEM PARKING SPACES. The rear garden has a patio areas and steps up to raised flower beds & a timber shed. There is gated access to the parking spaces.

- A MODERN TWO BEDROOM MID TERRACED HOUSE WITH USEFUL GROUND FLOOR EXTENSION TO PROVIDE A SUN ROOM
- HALL & KITCHEN TO FRONT
- LOUNGE/DINING ROOM LEADING TO SUN ROOM
- TWO FIRST FLOOR BEDROOMS & BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- FRONT & REAR GARDENS & TWO TANDEM PARKING SPACES
- FREEHOLD EPC D COUNCIL TAX BAND C LEWES





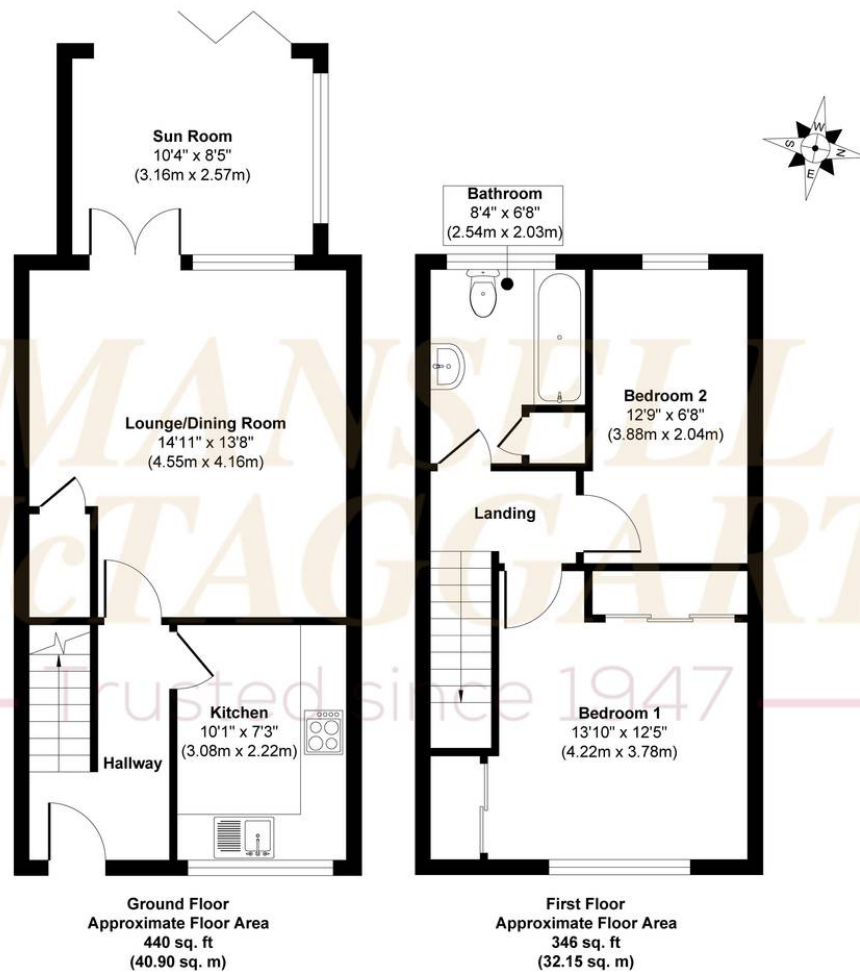
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Situated close to the heart of this popular village where the amenities available include a convenience store with post office facilities and a popular secondary school only a few minutes away. There is a primary school, pub and church in Chailey Green about a mile to the north. The village 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.

DIRECTIONS: From our office on the green at Newick head west along the A272 in the direction of Haywards Heath until reaching North Chailey. At the two mini roundabouts, turn left at the second heading south along the A275 in the direction of Lewes. Proceed along this road for a couple of miles until reaching South Chailey. Turn right into Mill Lane, which is signposted to Chailey School. Go past the school and The Martlets is on your left.





Approx. Gross Internal Floor Area 786 sq. ft / 73.05 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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