



2 Warrenwood Cottages East Grinstead Road, North Chailey BN8 4JA

£500,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE having been considerably improved by the current owners set on a lovely FIFTH OF AN ACRE PLOT with NO ONWARD CHAIN

The front door leads into the Shaker style kitchen with oven, hob, breakfast bar, integrated dishwasher & fridge. Also at the front is the ground floor bathroom. To the rear is the lounge, a separate dining room with pretty fireplace and a CONSERVATORY that looks out & opens onto the garden.

Stairs from the rear lobby lead to the first floor where there are 3 bedrooms, one of which has an EN SUITE SHOWER ROOM and two of which have ornate fireplaces and views over the garden. Further features include latch doors, double glazing, electric heaters, upgraded electrics, radiators heated by the woodburner & super fast fibre optic broadband.

The delightful gardens wrap around the property and are south-west facing at the rear. At the front there is lawn, a timber shed, a renovated 16'8 x 11'8 STUDIO/GARDEN OFFICE, a driveway to GARAGE and further parking. The undulating lawned rear garden has a lovely country feel and backs onto woodland.

- A MUCH IMPROVED & SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH A LOVELY RURAL FEEL SET ON A GENEROUS FIFTH OF AN ACRE PLOT
- NO ONWARD CHAIN
- LOUNGE, DINING ROOM & CONSERVATORY
- KITCHEN & GROUND FLOOR BATHROOM
- THREE FIRST FLOOR BEDROOMS & ONE EN SUITE SHOWER ROOM
- SUPER FAST FIBRE OPTIC BROADBAND, DOUBLE GLAZING & ELECTRIC HEATERS
- 16'8 X 11'8 GARDEN OFFICE/STUDIO, TIMBER SHED, GARAGE, DRIVEWAY & FURTHER PARKING
- DELIGHTFUL WRAP AROUND GARDENS WITH A REAL FLAVOUR OF THE COUNTRYSIDE





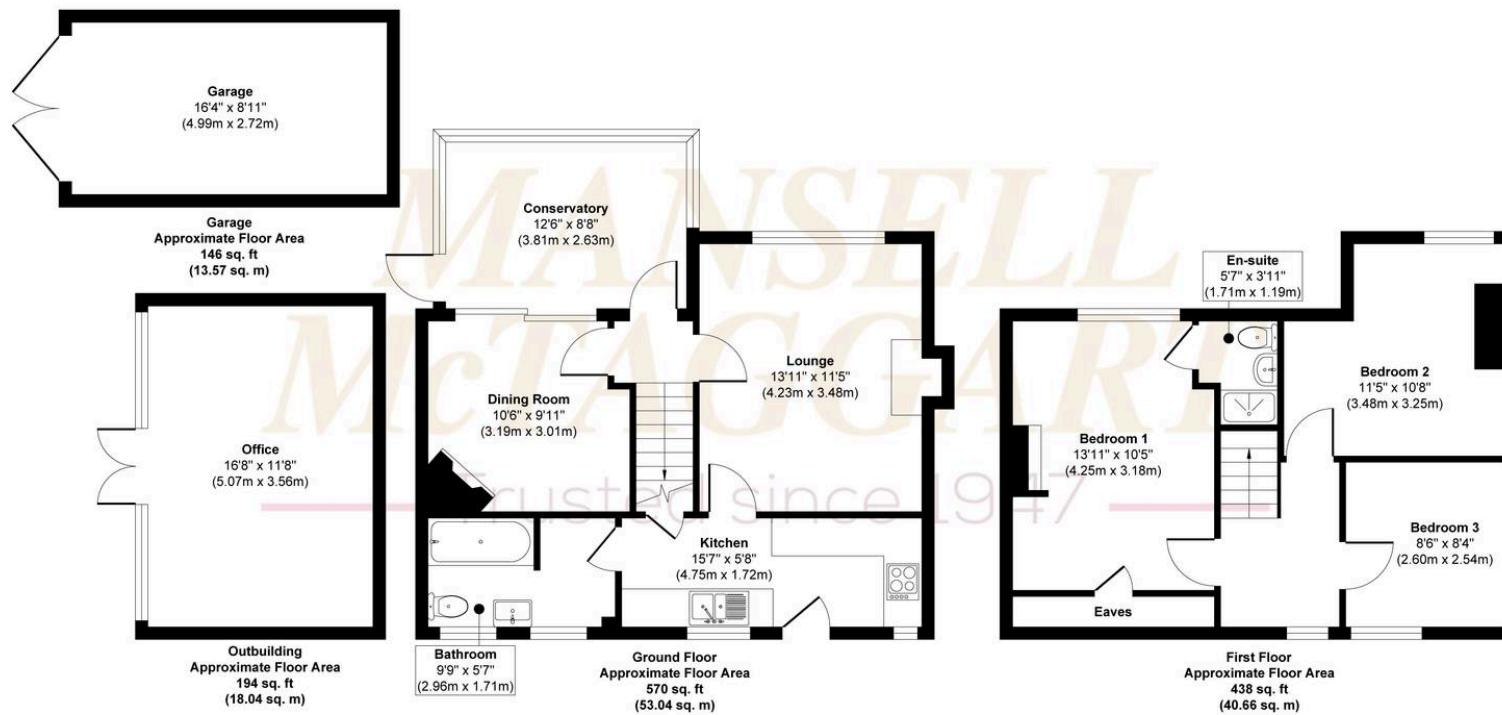
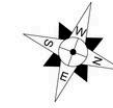
The property is located in a tucked away position off the A275 approximately half a mile north of the village of North Chailey with its garage/shop and within about 2 miles of Newick, also providing good local facilities with an outstanding primary school. A further primary school is located at Chailey Green and a secondary school at South Chailey.

The lovely Sheffield Park Gardens being the beauty spot of the area owned by the National Trust, is within a short drive as is the well documented Bluebell Railway. This popular location enjoys some of the county's finest countryside nearby, including Chailey Common and the Ashdown Forest, yet is situated within easy driving distance of the towns of East Grinstead, Uckfield, Lewes and Haywards Heath, the latter offering a fast and frequent train service to London (Victoria/London Bridge approx 45 minutes) and to Brighton & the coast. There are also many recreational and sporting facilities within easy reach including golf courses and leisure centres.



**DIRECTIONS:** From our Newick office head west along the A272 in the direction of Haywards Heath, going out of the village towards North Chailey. At the first mini-roundabout turn right proceeding north on the A275 and continue along this road for just over half a mile. Warren Way can be found on the right hand side, turn in here and flow round to the left. At the end flow round to the right and number 2 is the second house on the right

**FREEHOLD EPC E COUNCIL TAX BAND D LEWES**



**Approx. Gross Internal Floor Area 1348 sq. ft / 125.31 sq. m (Including Garage & 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

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