



Station Road, North Chailey, East Sussex, BN8 4HG



Mark Revill & Co

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**Guide Price £450,000 - Freehold**

An older style 3 bedroom semi-detached house built in 1936 to this attractive Victorian style and is set in an extremely large plot extending to just over half an acre. It provides fantastic scope for updating and modernisation and ample space to extend to the side of the house if required (subject to planning permission). It features 2 separate reception rooms both with fireplaces, original sash windows and oil heating. Outside there is a long driveway leading to a detached brick garage with additional parking and the rear garden is a fine feature extending to over 440 ft in length and has a lightly wooded coppice to the rear.

Located in an established position, well back from the road within a short drive from the village of Newick providing a local shop, bakery, medical centre, primary school, restaurant and several pubs. The main commuter town of Haywards Heath is about 5 miles distant and provides comprehensive shopping facilities and the main line station with an excellent rail service to London (Victoria & London Bridge 47 minutes). There are many public footpaths in the immediate vicinity and a chance to stretch your legs and explore the lovely surrounding countryside.



**Entrance Hall** Radiator. Staircase to first floor. Exposed pine floor.

**Sitting Room** 12'0" x 10'10" (3.66m x 3.30m) Brick built open fireplace. Radiator. Exposed pine floor. Pine door. T.V. aerial point.

**Dining Room** 16'9" x 11'4" (5.11m x 3.45m) Radiator. Brick built open fireplace with quarry tiled mantle. Understairs storage cupboard. Pine door.

**Kitchen** 12'6" maximum x 9'4" (3.81m x 2.84m) Fitted in light oak fronted units with drawers below. Oak work surfaces comprising inset deep glazed double sink unit with mixer tap and adjoining work surface with cupboard under. Further work surfaces with drawers and cupboards under. Inset electric induction hob with oven below. Built-in further electric oven. Fitted wall cupboards. Quarry tiled floor. Double aspect. Door to garden.

## First Floor

### Landing

**Bedroom 1** 11'0" x 11'0" (3.35m x 3.35m) Radiator. Tiled fireplace.

**Bedroom 2** 10'1" x 9'0" plus wardrobe recess. (3.07m x 2.74m) 2 Radiators. Elevated woodland views.

**Bedroom 3** 8'5" x 7'6" (2.57m x 2.29m) Radiator. Elevated woodland views. Pine door.

**Bathroom** White suite comprising enclosed panelled bath with fitted shower unit. Low level W.C. Fitted wash hand basin. Radiator. Part tiled walls. Hatch to roof space.

## Outside

**Detached Brick Garage** 19'10" x 10'1" (6.05m x 3.07m) Up and over door. Light and power.

**Front Garden** Brick pillars and driveway to garage with ample further parking. Several areas of lawn. Flower and shrub beds. Wide side access to:-

**Large Rear Garden** Mainly laid to lawn with mature trees and shrubs. Enclosed by timbered fencing and screened by trees and shrubs. To the rear is a coppice which is ideal for a compost area or a great area for children to play. The rear garden extends to about 440 feet in length and the total plot is approximately 0.58 of an acre.

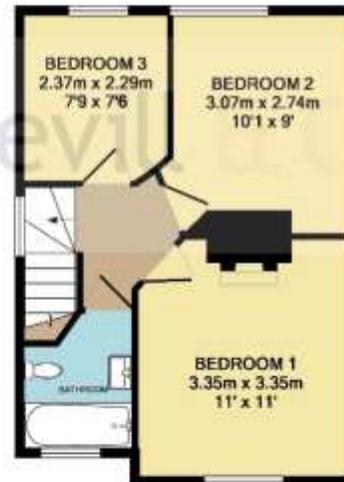
Brick built outside W.C.

**Utility Room** 9'4" x 7'0" (2.84m x 2.13m) Plumbing for washing machine and tumble drier. Oil fired boiler. Hot water cylinder. Outside water tap.





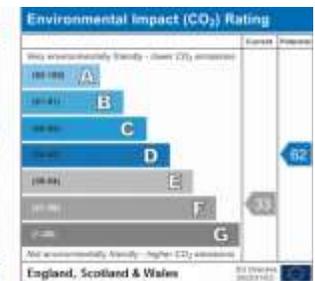
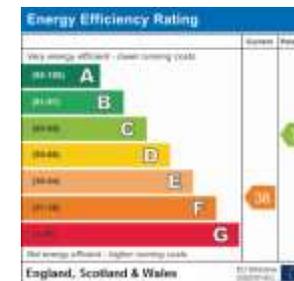
GROUND FLOOR  
APPROX. FLOOR  
AREA 52.5 SQ.M.  
(566 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.7 SQ.M.  
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.2 SQ.M. (930 SQ.FT.)

While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, wall thicknesses and fixtures are approximate and not necessarily correct. It is recommended that prospective purchasers should verify the boundaries and fixtures of the property by a professional surveyor. The agent does not warrant the accuracy of the floor plan. (Mark Revill & Co Ltd)



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