



Mill Lane, South Chailey, East Sussex, BN8 4



Mark Revill & Co

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Guide Price £585,000 - Freehold

A stunning detached family townhouse with spacious accommodation (2,200 sq ft) laid over three floors with flexible accommodation which can offer 4/5 bedrooms and a self contained studio/annexe (270 sq ft) on the ground floor, with income potential or ideal for a teenager/granny annexe if required. There is also a further studio suite or home office and is ideal for anyone working from home. In addition there is a refitted kitchen/breakfast/dining room, 5 modern bath/shower rooms (4 en-suite) 2/3 reception rooms and enough flexible space to accommodate most families. Outside there is parking for 4 cars, a utility workshop/store and easily maintained gardens to either side.

Located in a semi-rural position within easy reach of local amenities including general store, pub and the adjoining secondary school. The main towns of Haywards Heath & Lewes are about 6 miles away and provide comprehensive shopping and leisure facilities and both have train stations with easy access to London. The local area is well served by many public footpaths and a chance to explore the surrounding countryside.



Ground Floor

Covered Entrance Porch Outside light point. Half glazed front door to:

Entrance Hall Radiator. Stair case to first floor with understairs storage cupboard.

STUDIO SUITE – Bedroom/Family Room 12'10" x 12'7" (3.91m x 3.84m) Radiator. Casement doors to garden. Door to:

En Suite Bathroom White suite comprising enclosed panelled bath with fitted shower attachment in tiled surround and glazed screen. Wash hand basin with cupboards below. Low level wc. Radiator.

Kitchen/Utility Room 7'6" x 6'8" (2.29m x 2.03m) Work surface with inset stainless steel sink unit with mixer tap, cupboards and plumbing for dishwasher. Further work surfaces with drawers and cupboards under. Further wall cupboards. Part tiled walls.

STUDIO ANNEXE - Bedroom/Sitting Room 16'5" x 16'4" maximum (5.00m x 4.98m) Radiator. Kitchen area with work surface and inset stainless steel sink unit with mixer tap and cupboards below. Built-in electric hob and oven below. Extractor hood above. Half glazed door to garden.

En Suite Shower Room White suite comprising large shower enclosed with fitted shower unit with fitted thermostatic shower and glass door. Wash hand basin with cupboards below. Low level wc. Radiator.

First Floor

Landing Radiator. Built in cloaks cupboard.

Sitting Room 19'9" x 12'8" (6.02m x 3.86m) Double aspect. 2 radiators. Juliet balcony.

Dining Room 13'6" x 9'10" (4.11m x 3.00m) Double aspect. Radiator.

Well Fitted Kitchen/Breakfast Room 24'5" x 11' maximum (7.44m x 3.35m) Refitted in light grey units with Oak work surfaces comprising inset enamel sink unit with mixer tap, cupboards and plumbing for dishwasher below. Good range of drawers and cupboards. Space for range style gas cooker with extractor canopy above. Island unit with drawers below. Integrated large fridge. Roll out larder cupboard. Space for breakfast table. Radiator. Triple aspect.

Second Floor

Landing Built in airing cupboard. Pull down hatch to roof space.

Bedroom 1 14'1" x 12'10" (4.29m x 3.91m) Radiator. 2 fitted double wardrobe cupboards and further single wardrobe cupboard. Door to:

En Suite Shower Room White suite comprising shower enclosure with fitted shower unit in tiled surround and glass door. Wash hand sink with cupboards below. Low level wc. Radiator.

Bedroom 3 11'1" x 8'3" (3.38m x 2.51m) Radiator. Deep built in wardrobe cupboard.

Bedroom 4 10' x 8'4" (3.05m x 2.54m) Radiator.

Shower Room White Suite comprising large shower enclosure with fitted shower unit in fully tiled surround with glass door. Wash hand basin with drawers below. Low level wc. Radiator.

Outside

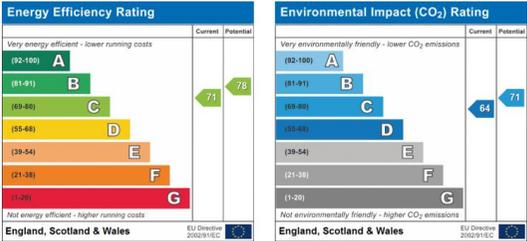
Utility/Store 16'8" x 7'1" (5.08m x 2.16m) Roller shutter door to the front. Utility area with plumbing for washing machine, tumble dryer and space for upright fridge/freezer. Light and power. Door to Bed/Sitting Room.

Front Garden Driveway parking for 4 cars. Gate and side access either side to:

Side Gardens Paved terrace. Area of lawn. Enclosed by timber boarded fencing. Established Pine tree. Gas external boiler.



Awaiting Floorplan



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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