

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

4 DIAMOND COTTAGES, GREEN ROAD, WIVELSFIELD GREEN, EAST SUSSEX, RH17 7QA.



PRICE .. £245,000 .. FREEHOLD

DESCRIPTION

A character cottage dating from 1850 with off road parking and an 80' south/west facing rear garden backing onto countryside. This pretty end of terrace cottage is presented in good order throughout and the well proportioned accommodation comprises; a sitting room with fireplace and cast iron wood burning stove, a separate dining room which opens through to a kitchen where there is a stable door out to the garden and a downstairs bathroom with white suite. On the first floor there is a large double sized master bedroom and two good sized single bedrooms. From the rear bedrooms wonderful views can be enjoyed over the garden and countryside beyond.

LOCATION

The property is situated along Green Road which is made up of varying aged and individual properties and is located on the western side of the Village. Wivelsfield Green has an excellent local store with a delicatessen, a highly regarded primary school, a village hall, numerous sports clubs and leisure groups, a public house, churches and is surrounded by countryside interspersed with footpaths and bridleways linking with neighbouring districts, Chailey and Ditchling Common Nature Reserves. Children from Wivelsfield Green fall into the catchment area for Chailey Secondary School in nearby South Chailey. A regular bus service runs along Green Road linking with the nearby towns of Haywards Heath and Burgess Hill which are approximately 2 miles and 3½ miles distant respectively where there are extensive ranges of shops, stores and leisure facilities and railway stations. Haywards Heath railway station provides a fast service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23 which lies approximately 8 miles to the west at Bolney or Warninglid.

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.

01273 508955	01273 843377	01444 235665	01444 456431	01444 484084	01444 417600	01293 533333	01825 722288	01825 760770
BRIGHTON	HASSOCKS	BURGESS HILL	HAYWARDS HEATH	LINDFIELD	CUCKFIELD	CRAWLEY	NEWICK	UCKFIELD

Double glazed front door into:

ENTRANCE PORCH Coats hanging space, door through to:

SITTING ROOM (15'6 max x 12'2) Window to front, fireplace with cast iron wood burning stove, radiator, stairs to first floor, original stripped pine panelled door into:

DINING ROOM (15'5 x 9'1) Window overlooking the rear garden, radiator, laminate flooring, opening through to:

KITCHEN (9'4 x 6'11) Fitted with a range of cream coloured Shaker style units comprising; stainless steel sink with adjoining work surfaces, cupboards, space and plumbing for washing machine under, further work surfaces with drawer and cupboards under, matching range of floor and wall mounted units, space for cooker, fitted extractor hood, window to side and double glazed stable door to patio and rear garden.

BATHROOM Fitted with a white suite comprising; bath with separate shower unit over, basin, WC, radiator, tiled floor, window to side.

FIRST FLOOR LANDING Window to side, airing cupboard, door into:

BEDROOM 1 (12'10 x 9'7) Window to front, fitted cupboards with ample hanging and shelving space (one housing gas boiler), TV point, exposed wooden floorboards.

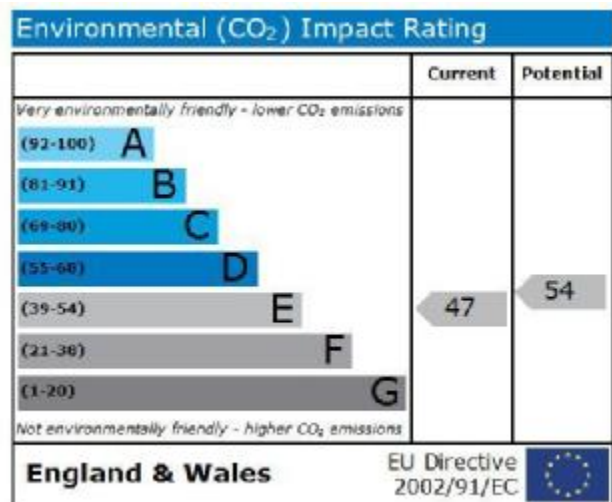
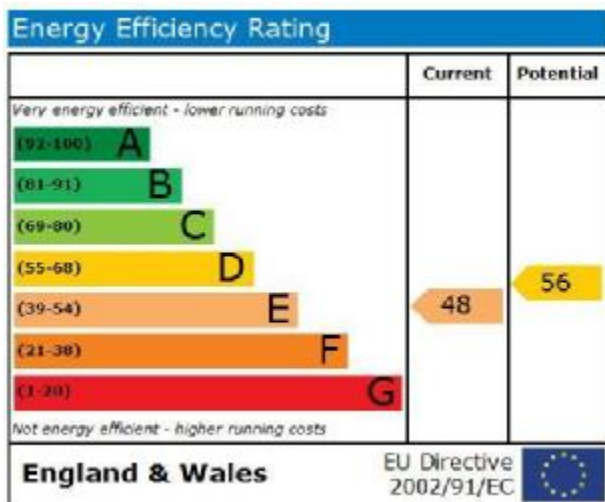
BEDROOM 2 (8'8 x 8'2) Views over south facing gardens and countryside beyond, radiator, exposed wooden floorboards.

BEDROOM 3 (8'9 x 7'1) Window overlooking south facing gardens and adjoining countryside beyond, radiator, hatch to loft space.

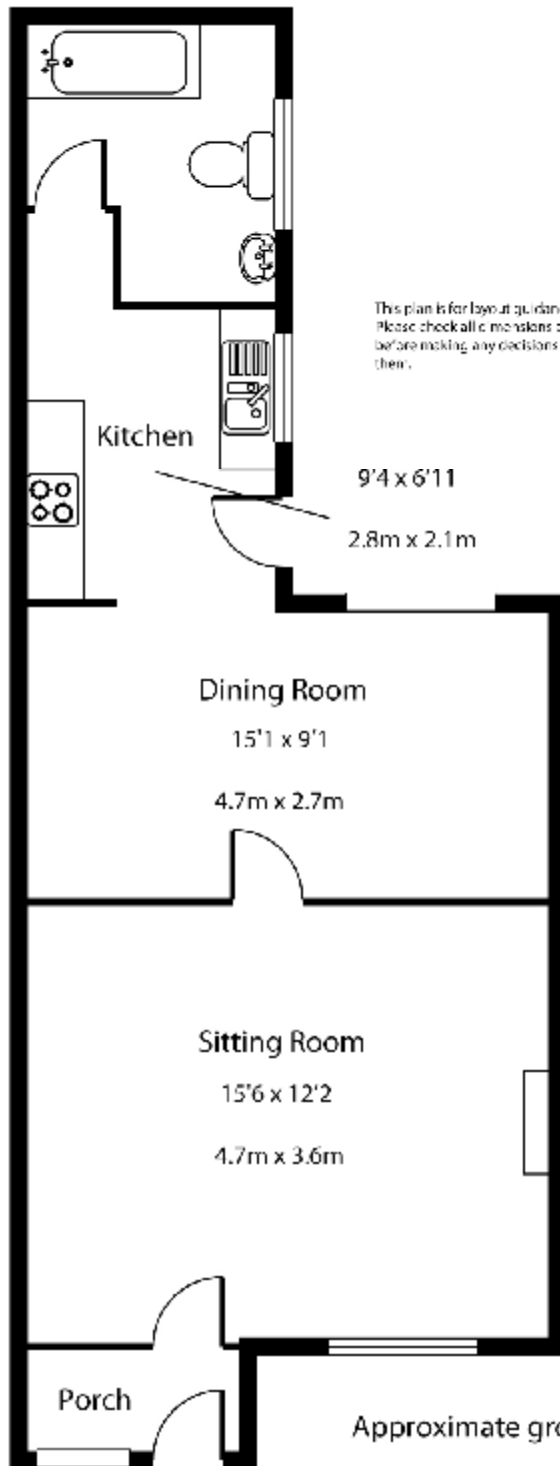
OUTSIDE

To the front of the property there is a herringbone brick paved **DRIVEWAY** providing parking for 2 vehicles and access via the end of the terrace leads to:

REAR GARDEN (80' in length) Enjoying a sunny south westerly aspect and comprises; concrete paved terrace adjoining the rear of the property with original **OUTHOUSE** leading onto a paved patio area with shed, leading onto the garden which is mainly laid to lawn enclosed on one side by panelled fencing and along the other mostly by an old brick wall. To the bottom of the garden there is a **CHICKEN RUN**. The garden backs directly onto countryside.



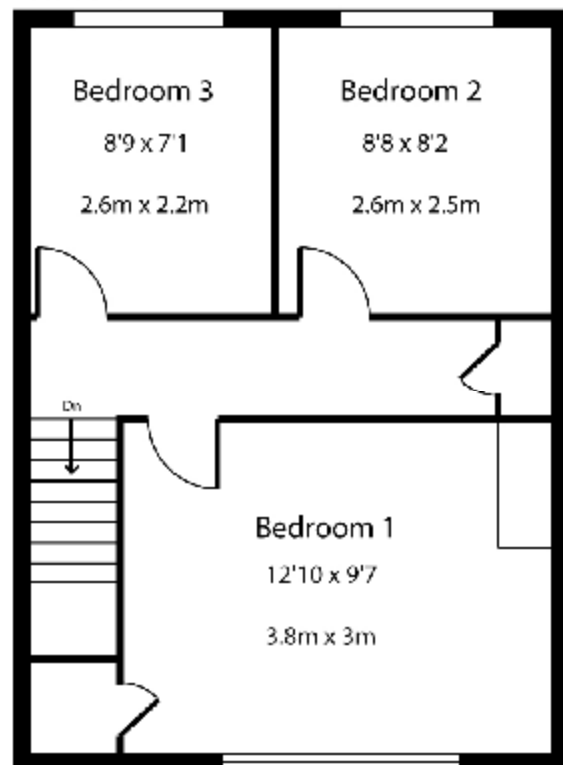
Ground Floor



This plan is for layout guidance only, not to scale.
Please check all dimensions and shapes,
before making any decisions reliant upon
them.

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First Floor



Approximate gross internal floor area: 814 Sq. Ft/ 76 Sq. M