

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

4 ST JAMES WALK, SOUTH CHAILEY, EAST SUSSEX, BN8 4BU.

ENTRANCE HALL – DOWNSTAIRS CLOAKROOM – THROUGH LOUNGE/DINING ROOM WITH WOOD
BURNER – MODERN KITCHEN – UTILITY/STORE AREA – THREE BEDROOMS – BATHROOM
ECONOMY 7 NIGHT STORAGE HEATING – CAVITY WALL INSULATION
PART UPVC DOUBLE GLAZING – FRONT GARDEN – LANDSCAPED 46' X 28' REAR GARDEN
GARAGE IN COMPOUND – NO ONWARD CHAIN



PRICE .. £199,950 .. FREEHOLD

DESCRIPTION

4 St. James Walk is a well presented modern three bedroom semi-detached house offered for sale with no onward chain. The property enjoys a landscaped rear garden with decking/sitting area and a most pleasing interior comprising on the ground floor an entrance hall, a downstairs cloakroom, a 23' x 12' max. through lounge/dining room with wood burner, a modern kitchen and a utility/store area. On the first floor there are three bedrooms and a modern bathroom with white suite. Further benefits include Economy 7 night storage heating, cavity wall insulation and part uPVC double glazing. Outside there is a front garden, a delightful 46' x 28' rear garden being lawned and enhanced by pretty floral borders and the decking area. There is also a single garage available in a nearby compound.

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
38 Old Brighton Rd
Brighton
East Sussex
BN1 8YA

01444 235665
20 Station Road
Burgess Hill
West Sussex
RH15 9DJ

01293 533333
39 High Street
Crawley
West Sussex
RH10 1BQ

01444 417600
The Nook, High St
Cuckfield
West Sussex
RH17 5JZ

01273 843377
29 Keymer Road
Hassocks
West Sussex
BN6 8AB

01444 456431
5 Mustar Green
Haywards Heath
West Sussex
RH16 4AP

01444 484084
53A High Street
Lindfield
West Sussex
RH16 2HN

01825 722288
The Green
Newick
East Sussex
BN8 4LA

01825 760770
212 High Street
Uckfield
East Sussex
TN22 1RD

4 ST JAMES WALK, SOUTH CHAILEY, EAST SUSSEX, BN8 4BU.

LOCATION

South Chailey is a popular rural village surrounded by open countryside, lying approximately four miles to the north of Lewes and approximately six miles to the south east of Haywards Heath and 4 miles from Burgess Hill. The village amenities include a convenience store, a doctors' surgery, nursery and a nearby secondary school, together with popular inns/restaurants, also closeby. The village of Chailey Green (one mile north) has a church and a primary school. Plumpton Green (two and a half miles to the south west) has a railway station as does Cooksbridge. The towns of Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria and London Bridge both approximately 47 minutes) can be found at Haywards Heath. **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 second mini-roundabout turn left (south) onto the A275 in the direction of Lewes. Carry on down this road for a couple of miles going past the Five Bells Inn then take the next left turn which is Markestakes Lane, then take the first right turn which is Green Lane. After a few hundred yards on the right hand side the sign for St. James Walk will be seen. Park here and walk down the pathway, No. 4 can be found on the right hand side.

The accommodation with approximate room measurements comprises:

Part glazed front door leading to **ENTRANCE HALL** with stairs rising to first floor, night storage heater.

DOWNSTAIRS CLOAKROOM with low level w.c., wash hand basin, opaque window to side.

LOUNGE/DINING ROOM 23'6 x 12' narrowing to 9' a bright double aspect room with window to front and window and door leading to rear, fireplace with wood burner, two night storage heaters, serving hatch to kitchen.

KITCHEN 9'8 x 8'10 fitted with an attractive modern range of units at both eye and base level including glazed display unit, roll edge work surface areas with inset single drainer stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer, space and plumbing for washing machine, tiled surrounds and splashbacks, tiled flooring, uPVC double glazed window overlooking the rear garden, part glazed door leading to

UTILITY/STORE AREA of lean-to construction with window to rear and side and door giving access to the front, power connected.

FIRST FLOOR

LANDING uPVC double glazed window to side, access to loft space, airing cupboard with lagged hot water cylinder with slatted shelving.

BEDROOM 1 12' x 11'3 window to front, night storage heater, built-in double wardrobe cupboard.

BEDROOM 2 11'10 x 9'3 uPVC double glazed window to rear, night storage heater, built-in double wardrobe cupboard.

BEDROOM 3 8'10 x 7'6 window to front, night storage heater, built-in storage cupboard.

BATHROOM fitted white suite comprising panelled bath with electric shower, curtain and rail, low level w.c., wash hand basin, wall mounted electric fan heater, opaque uPVC double glazed window to rear.

OUTSIDE FRONT GARDEN mainly laid to lawn with flower borders, path leading to front door.

REAR GARDEN a delightful landscaped rear garden approx. 46' x 28' with attractive lawned area and path leading down to shaped area of timber decking, pretty floral borders. Timber shed. Outside water tap.

Single **GARAGE** in compound with up-and-over door.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

NEWICK OFFICE OPENING HOURS
HAYWARDS HEATH OFFICE

MONDAY TO SATURDAY 9.00 AM TO 5.00PM
SUNDAY 10.00 AM TO 1.00 PM

