

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

22 WHITEGATES CLOSE, SOUTH CHAILEY, EAST SUSSEX, BN8 4AE

ENTRANCE HALL – SITTING ROOM WITH ARCHWAY TO DINING ROOM

KITCHEN WITH OVEN AND HOB – BREAKFAST/UTILITY ROOM – UPVC CONSERVATORY

TWO BEDROOMS – BATHROOM (NEW IN 2007) WITH WHIRLPOOL BATH

UPVC DOUBLE GLAZING (NEW IN 2005) – NIGHT STORAGE HEATING (NEW IN 2008)

DELIGHTFUL 35' X 32' SOUTH/WEST FACING GARDEN – FURTHER PATIO GARDEN – ALLOCATED PARKING



PRICE .. £199,950 .. FREEHOLD

*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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20 Station Road
Burgess Hill
West Sussex RH15 9DJ

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

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

01825 722288
The Green
Newick
East Sussex BN8 4LA

01825 760770
212 High Street
Uckfield
East Sussex TN22 1RD

01273 843377
29 Keymer Road
Hassocks
West Sussex BN6 8AB

01293 533333
39 High Street
Crawley
West Sussex RH10 1BQ

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DESCRIPTION

22 Whitegates Close is a much improved two bedroom end of terrace property. It benefits from a substantial ground floor extension together with a uPVC conservatory thereby providing a larger than average ground floor living area. The enhancements carried out by the current owner include new uPVC double glazing in 2005, a newly fitted bathroom in 2007 with a whirlpool bath and new night storage heating in 2008. Enjoying a pleasant corner plot overlooking a communal green, the well presented interior provides on the ground floor an entrance hall, a sitting room with archway to dining room, a kitchen including a built-in oven and hob with archway to breakfast/utility room and a uPVC conservatory. On the first floor there are two bedrooms and the recently refurbished bathroom. Outside there is a formal front garden, a patio garden to the rear whilst to the side are delightful 35' x 32' south/west facing gardens with an open aspect, prettily laid out with patio and lawned area.

LOCATION

The property forms part of this modern courtyard style development in the village of South Chailey which is a pleasant rural village located approximately 6 miles to the north of Lewes and approximately 6/7 miles to the south east of Haywards Heath and Burgess Hill. The local amenities include a shop, an inn, a secondary school and this popular area of Sussex is surrounded by open countryside. The village of Chailey Green, 1 mile north, has a church and a primary school. Plumpton Green, 2.5 miles to the south west, has a railway station as does Cooksbridge. Haywards Heath, Burgess Hill and Lewes all have extensive shopping centres. Fast rail services to London (Victoria/London Bridge approx. 47 minutes) can be found at Haywards Heath. **DIRECTIONS** From the A272/A275 junction at North Chailey head south down the A275 towards Lewes. After a couple of miles you come into the village of South Chailey and Whitegates Close is a 'no-through' road on the right hand side shortly after Mill Lane. Turn into Whitegates Close proceeding round the corner to the parking area. No. 22 will be found at the end of the terrace to the side.

The accommodation with approximate room measurements comprises:

uPVC double glazed front door leading to

ENTRANCE HALL with bamboo flooring, night storage heater, stairs rising to first floor, understairs storage cupboard.

SITTING ROOM 13'1 x 13' night storage heater, double glazed sliding doors leading to conservatory and archway to

DINING ROOM 10'9 x 11' uPVC double glazed window to side with views over garden and beyond, laminate flooring, glazed door leading to

KITCHEN 11'8 x 6'11 fitted with a range of modern units at both eye and base level with roll edged work surface areas with inset four ring electric hob having oven under and extractor filter over, larder cupboard, tiled surrounds and splashbacks, tiled flooring, uPVC double glazed window and door leading to garden, archway to

BREAKFAST/UTILITY ROOM 8'2 x 6'7 further matching units at eye and base level with roll edge work surfaces having inset one and a half bowl single drainer stainless steel sink unit with mixer taps, space and plumbing for washing machine, tiled surrounds and splashbacks, uPVC double glazed window to front.

CONSERVATORY 8'7 x 8' uPVC double glazed construction with double doors opening onto the rear patio.

FIRST FLOOR

LANDING access to loft space, airing cupboard with lagged hot water cylinder and slatted shelving over.

BEDROOM 1 13' x 9' uPVC double glazed window to rear, electric convector heater.

BEDROOM 2 10' x 6'10 plus door recess, uPVC double glazed window to front, electric convector heater, built-in wardrobe cupboard.

BATHROOM having been re-fitted in 2007 with white suite comprising whirlpool bath, electric shower with curtain and rail, close coupled w.c. with dual flush, wash hand basin, opaque uPVC double glazed window to side, heated electric towel rail.

OUTSIDE

FRONT GARDEN

Flower beds to either side of steps leading to front door. Dustbin store. Side patio area, gated side access.

SIDE GARDENS. The majority of the gardens are to the side of the property enjoying a south/west aspect, measuring approx. 35' x 32' being a delightful garden area most attractively designed and planted including patio leading onto lawn with flower borders and several shrubs, open aspect to rear. Fenced boundaries.

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Small timber shed.

REAR GARDEN there is an attractive patio garden to the rear.

RESIDENTS PARKING AREA in addition to an **ALLOCATED PARKING SPACE**.

VIEWING STRICTLY BY APPOINTMENT WITH MANSELL McTAGGART

NEWICK OFFICE OPENING HOURS MONDAY TO SATURDAY 9.00 AM TO 5.00PM

HAYWARDS HEATH OFFICE SUNDAY 10.00 AM TO 1.00 PM

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