

MANSELL McTAGGART

ESTATE AGENTS SINCE 1947

MEADOW VIEW, HAZELDENE LANE, NORTH CHAILEY, EAST SUSSEX, BN8 4HH

ENTRANCE PORCH – 12'2 x 10'6 ENTRANCE HALL – CLOAKROOM/W.C.

SITTING ROOM – KITCHEN – 28' X 10' SINGLE GLAZED CONSERVATORY - SHOWER ROOM

THREE BEDROOMS – UPVC DOUBLE GLAZING – OIL FIRED CENTRAL HEATING

FRONT GARDEN – LONG DRIVEWAY – DOUBLE LENGTH GARAGE

70' X 50' REAR GARDEN – NO ONWARD CHAIN



PRICE .. £275,000 .. FREEHOLD

DESCRIPTION

'Meadow View' is a three bedroom detached bungalow occupying a plot of just under one fifth of an acre within this pleasant semi-rural lane where properties are seldom available yet with good access to Haywards Heath and other local facilities. The property offers immense potential and whilst the kitchen has been updated, it is considered that the property with its mature plot could be further advantaged by some additional upgrading. Offered with the added advantage of 'no chain' the accommodation includes an entrance porch with glazed door to a 12'2 x 10'6 entrance hall, a cloakroom/w.c., a modern shower room, a sitting room, a well fitted kitchen with oven and hob, three bedrooms and a 28' x 10' single glazed conservatory across the back of the property. Other benefits include uPVC double glazing, oil fired central heating, a lawned front garden, a driveway with parking for several cars leading to a tandem double length garage and delightful 70' x 50' east facing rear garden.

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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BRIGHTON HASSOCKS BURGESS HILL HAYWARDS HEATH LINDFIELD CUCKFIELD CRAWLEY NEWICK UCKFIELD

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LOCATION

The property is most pleasantly located towards the end of this delightful no-through private lane with good access to local public footpaths for country walks and within easy reach of the amenities of North Chailey which include a shop, an inn, garage and tea rooms. The lovely open areas of Chailey Common Nature Reserve are also nearby being interspersed with footpaths and bridleways linking with the neighbouring districts. There are primary schools at both Chailey Green and Newick and a secondary school at South Chailey. Private schools are also well represented throughout the area. There is good access by road to a number of the major towns including Haywards Heath (about 6 miles west) with its extensive range of shops, stores and mainline railway station with fast and frequent rail services to London (Victoria/London Bridge approx. 47 minutes). Extensive shopping facilities and railway stations can also be found at Lewes 9 miles south, Uckfield 8 miles east and East Grinstead 10 miles north. The charming village of Newick with its green and various stores, inns and modern area health centre is 2 miles east whilst the major towns of Brighton, Eastbourne and Tunbridge Wells together with the M25 motorway are within easy access. **DIRECTIONS** From our Newick office head west along the A272 in the direction of Haywards Heath coming out of the village and proceeding along the long straight at North Chailey. Go past Coldharbour Lane on the right hand side and Hazeldene Lane is the next lane on the right. Turn right here and 'Meadow View' can be found towards the end on the right.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH with double glazed front door and side panels and further glazed door leading to

ENTRANCE HALL 12'2 x 10'6 built-in double storage cupboard, access to loft area, airing cupboard housing lagged hot water cylinder with slatted shelving over, radiator.

CLOAKROOM/W.C. with low level level w.c., radiator and opaque uPVC double glazed window to side.

SHOWER ROOM shower cubicle with electric shower, wash hand basin, opaque uPVC double glazed window to side, radiator.

SITTING ROOM 14' x 13'11 double aspect room with uPVC double glazed window to front and side, radiator.

KITCHEN 11' x 10' fitted with a modern range of units at both eye and base level with roll edge work surface areas incorporating single drainer stainless steel sink unit with mixer tap, integral four ring electric hob with extractor filter over, further built-in electric oven, space and plumbing for washing machine, space for fridge, tiled surrounds and splashbacks, two glazed eye level display units, uPVC double glazed window to side, floor mounted oil fired boiler, uPVC double glazed door leading to

CONSERVATORY 28'4 x 10'3 in a lean-to style being part single glazed and part brick with views over the garden and double doors opening onto the garden, door giving access to garage.

BEDROOM 1 12'1 x 12' uPVC double glazed window to rear, radiator.

BEDROOM 2 10' x 9'11 uPVC double glazed window to front, radiator.

BEDROOM 3 8'7 x 8'5 uPVC double glazed window to rear, radiator.

OUTSIDE

The property occupies a good size plot of *just under one fifth of an acre* in all.

'Meadow Cottage' is approached by a tarmacadam **DRIVEWAY** with parking for several cars leading to

DOUBLE LENGTH TANDEM GARAGE 29'1 x 9'1 with remote control electric roller door.

FRONT GARDEN of good size and mainly laid to lawn with hedged and fenced boundaries incorporating well stocked flower borders.

REAR GARDEN. This area measures approx. 70' x 50' being east facing laid mainly to lawn with ornamental pond, shrub borders and hedged boundaries. Greenhouse. Oil tank.

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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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