



1 BINEHAM LODGE, NORTH CHAILEY





1 BINEHAM LODGE
East Grinstead Road
North Chailey
East Sussex
BN8 4DD

*Plumpton Green Station 4.4 miles • Haywards Heath Station
6.2 miles • Lewes 7 miles • Uckfield 7.2 miles
(all distances are approximate)*

*A very attractive, double fronted
semi-detached Victorian lodge
with views to the South Downs*

2 Reception rooms • Kitchen and adjoining Breakfast room
• Utility/cloakroom • 2 double Bedrooms • Family bathroom

Double garage • Front & side garden
Detached studio (*potential home office*) • Timber store

VIEWING

Strictly by confirmed appointment only
with the sole agents **RH & RW Clutton**
East Grinstead: 01342 410122/DD: 01342 305825



SITUATION

1 Bineham Lodge is situated in a sought after position just south of North Chailey and north of Chailey Green. North Chailey has a petrol station with a well equipped shop and South Chailey has a larger convenience store and post office. There is also a health centre and a popular public house. The property is conveniently positioned between Haywards Heath, Uckfield and Lewes which provide a more comprehensive range of shopping facilities and recreational amenities, together with mainline train stations serving London. The A275 leads to the A272 which provides easy access to the M23, M25, Gatwick Airport and London. There are also many well-regarded schools in the area including Chailey St Peters Primary School and Chailey Secondary School, Cumnor House School in Danehill and Lewes Grammar School.

DESCRIPTION

This characterful semi detached family house is well laid out and has many character features including original fireplaces, tiled floors and striking and ornate decorative bargeboards. A gate to the side leads to the front of the property and an open lawned garden. The front door opens into an **enclosed porch** and through to the **dining room** with an open fireplace and recessed cupboards. There is a **kitchen** and adjoining separate **breakfast room** with a range of wall and floor units, a built-in electric oven and ceramic hob and space for a fridge/freezer and kitchen table. Beyond lies a **sitting room with built in open shelving and double cupboard** which leads on to a **rear porch** leading out to the garden and to a **utility/cloakroom** with wc, wash hand basin and space and plumbing for a washing machine.

On the first floor the landing, with built in cupboards, and has doors off to **two double bedrooms** (both with built in wardrobes) and a **family bathroom**.

OUTSIDE

The property benefits from an enclosed front and side garden, mainly laid to lawn with some flower beds and shrub borders and various trees. There is an attached store, and a detached **studio** with power and lighting offering potential to create a home office (subject to any necessary consents). There is also a timber store. The drive beside the Bineham Lodge properties leads to a detached double garage with up and over door.

TENURE & POSSESSION

The property is offered freehold with vacant possession. The property is offered for sale as seen and inspected.

SERVICES (Not tested and therefore not warranted)

Main water and electricity are connected to the property. Oil fired central heating. Drainage to a private, shared system off site.



FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

LOCAL AUTHORITIES

Lewes District Council – 0800 023 7080

COUNCIL TAX & EPC

Council Tax: Band E - £2,575.65 (2021/22)

EPC – E.

DIRECTIONS (RH17 6PE)

From the Shell garage in North Chailey, proceed in a southerly direction on the A275. After approx 0.7 miles, the property will be found on the right hand side, shortly **after** the entrance to Binham Park Farm. 1 Bineham Lodge is the property facing the road. Turn onto the shared drive and proceed beyond the lodges and the detached double garage, for parking, will be seen on the right hand side.

From the south the property is on the left just after Chailey Green and St. Peter's Primary School at the top of the hill.

DISCLOSURE UNDER THE ESTATE AGENTS' ACT 1979

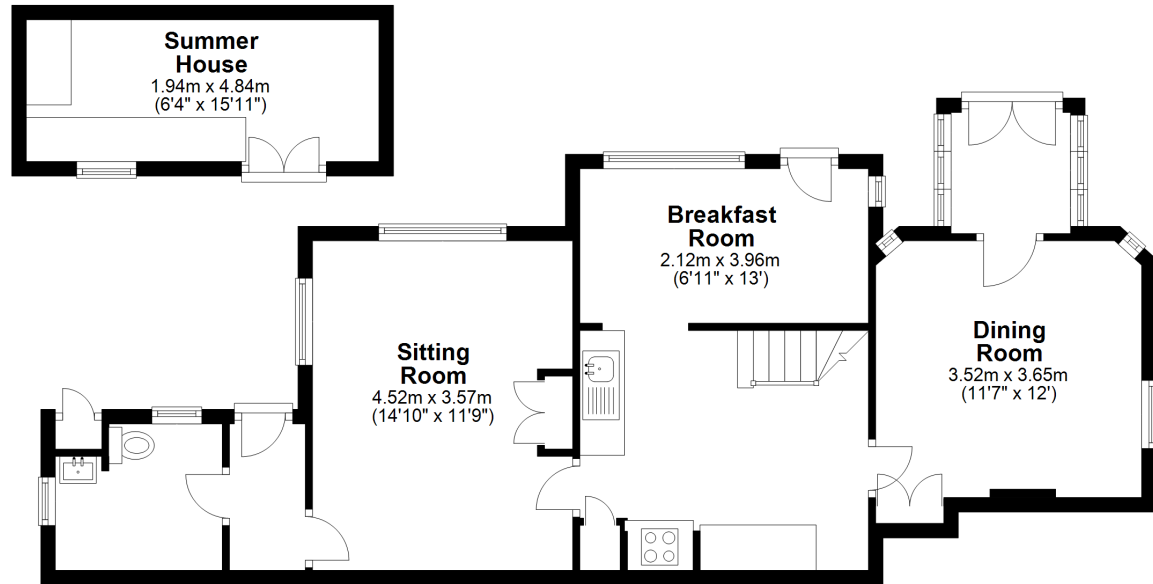
Prospective purchasers should note that a member of our staff has a direct, legal, financial and personal interest in this property as an executor and beneficiary.

VIEWING

Further details from the sole agents, RH & RW Clutton
01342 410122. Direct Dial: 01342 305825.
jamest@rhrwclutton.co.uk
lisac@rhrwclutton.co.uk

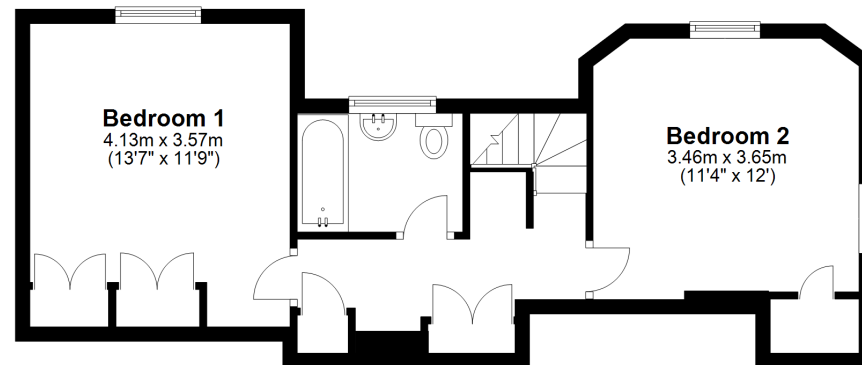
Ground Floor

Approx. 71.2 sq. metres (766.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

1 Bineham Lodge, East Grinstead Road, North Chailey, Lewes

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars January 2022. Photographs taken December 2021.



01342 410122

www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF

