



49 Charters Gate Way, Wivelsfield Green, East Sussex RH17 7EW

GUIDE PRICE .. £575,000-£600,000 .. FREEHOLD



***MANSSELL
McTAGGART***
Trusted since 1947



A 4 double bedroom detached family house with a 42' x 35' west facing rear garden and garage alongside tucked away at the top of a cul-de-sac in this popular new development close to countryside, the excellent primary school, village store/delicatessen and pub.

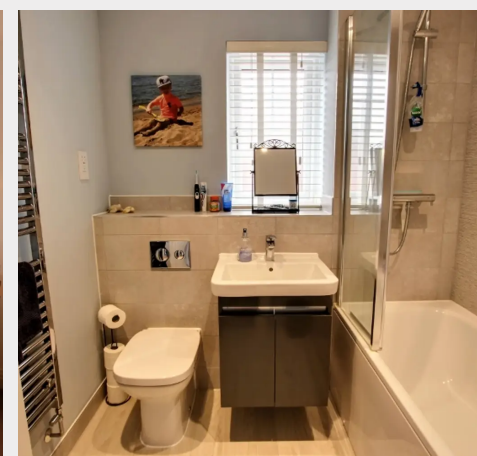
- Detached house in cul-de-sac location
- Built by Cala Homes in 2017 to their Kinfield design
- Landscaped and fully enclosed west facing rear garden
- Driveway and garage alongside with additional parking space next door
- Immaculate and neutral decoration throughout
- Large family sized kitchen/breakfast room with integrated appliances
- Lounge/dining room with doors out to west facing rear garden
- Master bedroom with en-suite shower room
- 3 further double size bedrooms and family bathroom
- 4.3 miles to Haywards Heath railway station
- 3.3 miles to Wivelsfield railway station in Burgess Hill
- Entrance hall, cloakroom and utility room
- Large open greens with play areas adjoining countryside with footpaths on the doorstep linking with the neighbouring districts, woodland, and both Ditchling and Chailey Common nature reserves
- Remainder of 10 year build guarantee
- EPC: B - Council Tax Band: E

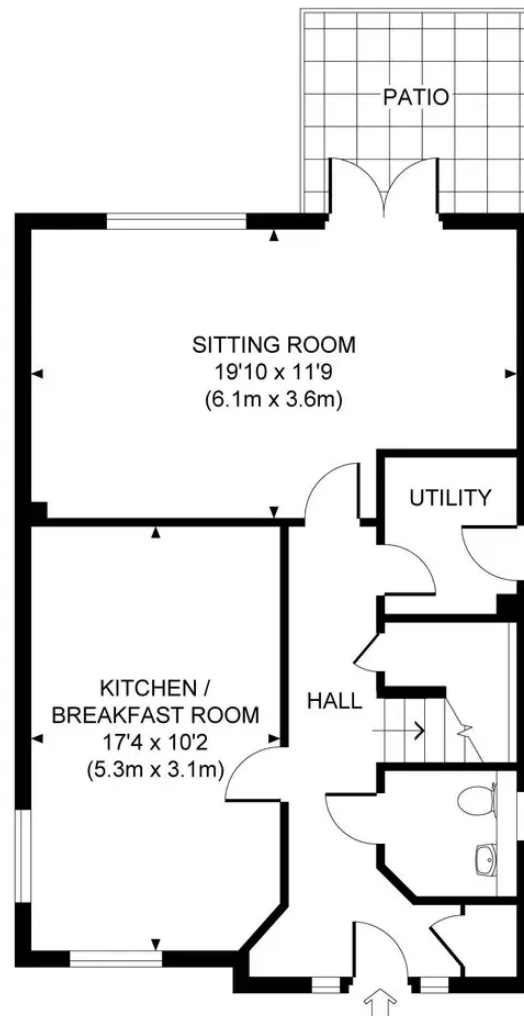


The property is located in a cul-de-sac within this relatively new development on the eastern outskirts of Wivelsfield Green close to countryside and with an easy 10 minute walk of the village store/delicatessen/post office, pub, excellent primary school and adjoins open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and both Ditchling and Chailey Common nature reserves. Children from the village go onto Chailey Secondary School in nearby South Chailey for which there is a school bus. The village has an excellent community and numerous sports clubs and leisure groups. The towns of Haywards Heath and Burgess Hill are both within 3-4 miles where there are extensive shopping and recreational facilities, leisure centres and railway stations. A faster rail service to London is available from Haywards Heath. By road access to the major surrounding areas can be swiftly gained via the B2112 and the Haywards Heath/A272 relief road linking with the A/M23 at Bolney.

Distances: (approx. in miles on foot/car/rail)

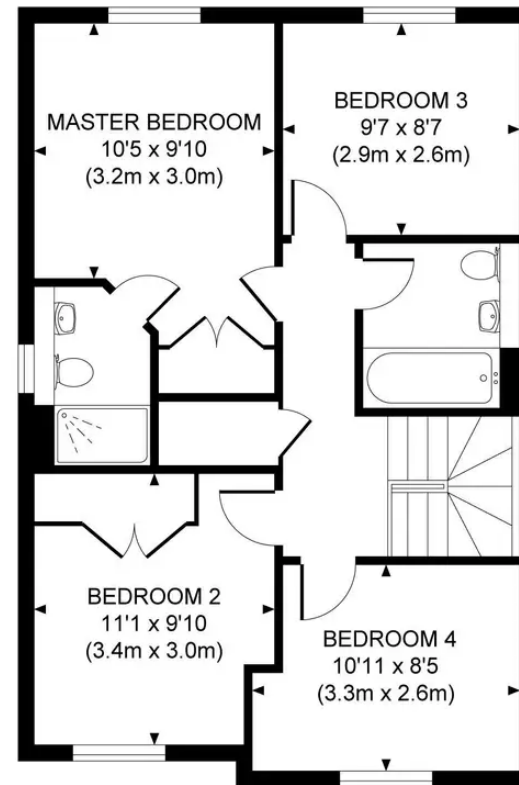
Wivelsfield County Primary School 0.4
Chailey Secondary School 3.5 (school bus)
The Cock Inn pub & Village store 0.3
Wivelsfield station in Burgess Hill 3.2
Hayward Heath station 4.1 (fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins) A23 at Bolney 9
Gatwick Airport 17
Brighton seafront 14





GROUND FLOOR

Approximate Gross Internal Area
1196 sq ft / 111.1 sq m



FIRST FLOOR

Mansell McTaggart Haywards Heath

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