



Chanctonbury, New Way Lane, Clayton, BN6 9PP

£650,000

A four bedroom, two bathroom, extended 1930's detached bungalow with the accommodation currently divided creating a self contained one bedroom annexe. Situated at the foot of the South Downs within the National Park and having stunning countryside views.



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Chanctonbury New Way Lane

Clayton, Hassocks

- Detached bungalow originally constructed in the 1930's
- Extended to the side creating a self contained one bedroom annexe
- Spacious rear garden with numerous sheds and outbuildings
- Farmhouse style kitchen/dining room
- Utility room / annexe kitchen
- Bathroom and separate shower room
- Substantial brick paved driveway – Garage
- Gas central heating – Upvc double glazed windows and external doors
- Views over South Downs National Park
- Council tax band E – Energy performance rating D

Entrance porch: wood flooring, door to:

Hall: wood floor, hatch to loft space considered suitable to convert subject to obtaining the necessary consents.

Sitting room: wood floor, window to the front elevation with views.

Farmhouse style kitchen/dining room: fitted with a modern range of wood fronted units at both eye and base level with chrome door furniture and contrasting black granite effect laminate worktops, double ovens, five ring gas hob with fitted stainless steel extractor canopy over, composite sink unit, integrated under worksurface fridge, pull out wire racked larder style cupboard, airing cupboard, cast iron log burner, window overlooking the rear garden

Rear lobby: wood floor, wall mounted Worcester gas fired boiler, half double glazed door to the rear garden, door accesses the annexe.



Chanctonbury New Way Lane

Bedroom 1: window to front with views.

Bedroom 2: wood floor, fireplace, window overlooking the rear garden.

Bathroom: suite comprising, panel enclosed bath, pedestal wash hand basin, low level w.c, fully tiled walls, opaque window.

Annexe:

Hall: wall shelving, window to rear, doors to all annexe rooms.

Living room / double bedroom: window to the front elevation with views.

Kitchen/utility room: White laminate metal trimmed units at both eye and base level, space for electric cooker, space and plumbing for washing machine, space for tall fridge freezer, window to side.

Bedroom 3: window to side.

Shower room: fitted with a contemporary white suite, built in bathroom furniture with **integrated wash hand basin and w.c**, shower enclosure, part tiled, opaque window.

Outside:

Front Garden: lawn, ornamental fish pond, shrub and flower borders.

Brick Paved Driveway: provides off street parking for several cars and access to:

Garage: up and over door, light and power connected.

Adjoining workshop: Light and power connected, windows to side and rear, double doors afford access.

Rear Garden: mainly laid to lawns with an area of vegetable patch, patio's, pathways, numerous timber sheds, two greenhouses.

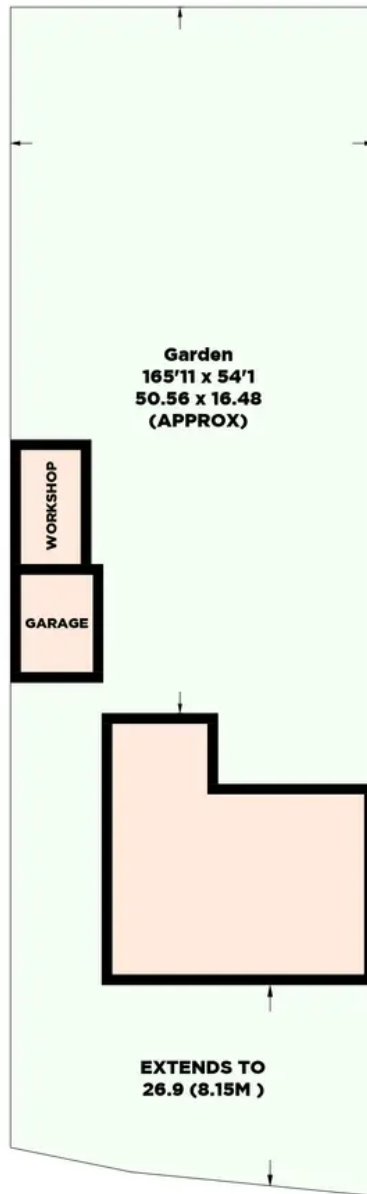


CHANCTONBURY, NEW WAY LANE

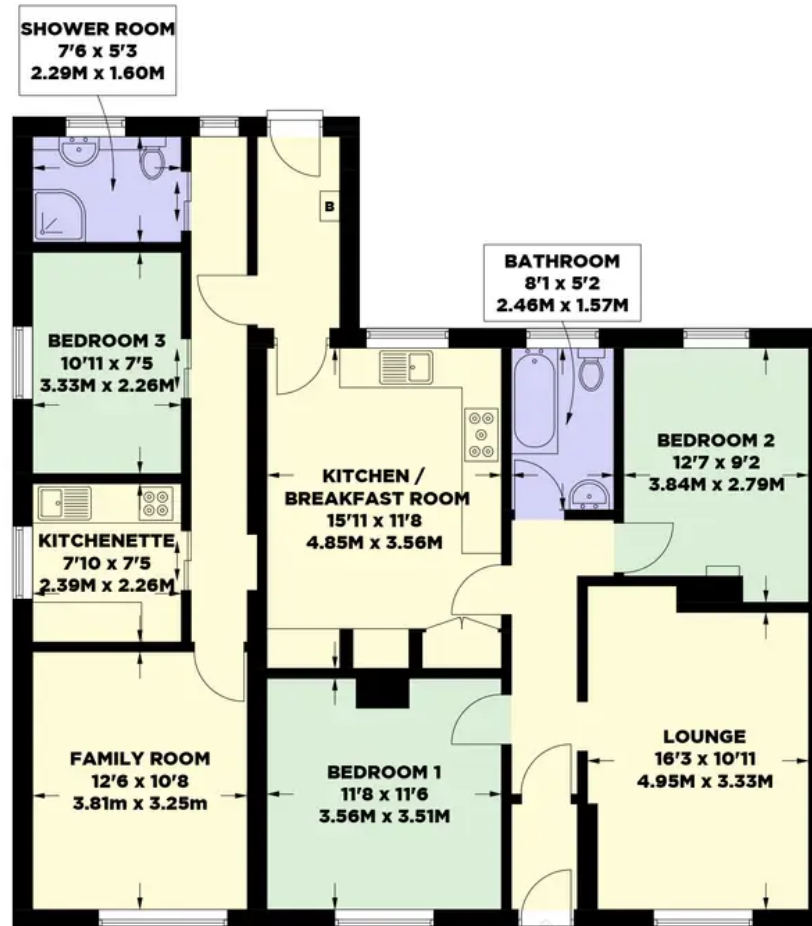


APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / GARAGE / WORKSHOP)
1244 sq ft / 115.6 sq m

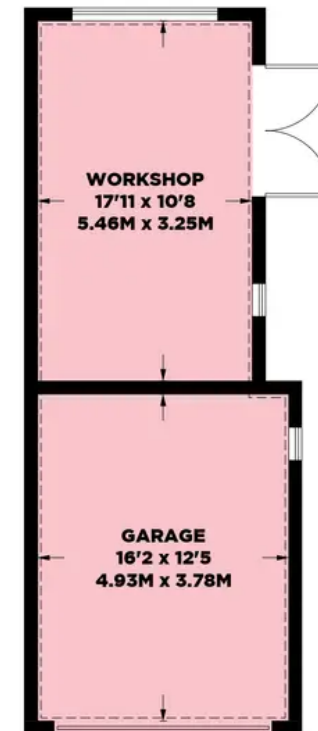
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / GARAGE / WORKSHOP)
1637 sq ft / 152.1 sq m



Site Plan



Ground Floor



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

- (CH) Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- ← Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- ↖ Garden Shortened for Display

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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MANSSELL McTAGGART

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