



**Honey House, Green Road, Wivelsfield Green,
East Sussex RH17 7QD**

FREEHOLD

Guide Price
£500,000 – £510,000



**MANSELL
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A beautifully presented 1950s semi-detached character house with a 167' x 29' rear garden offering great potential for an extension (STPP) within a short walk of the large village Green, excellent primary school, local store/delicatessen, pub and glorious countryside.

Council Tax band: D

Tenure: Freehold

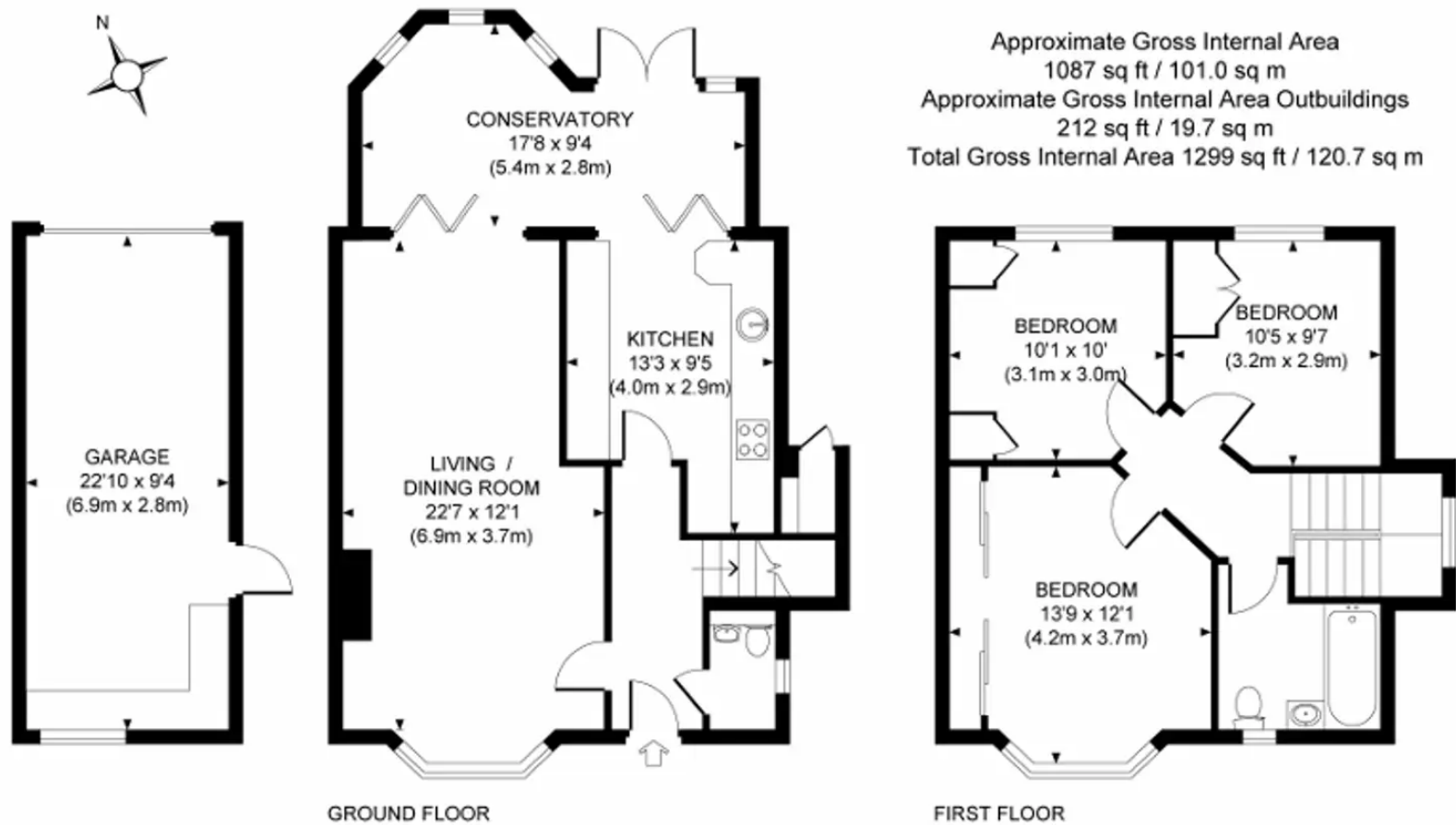
- Immaculate 3 bedroom 1950s house
- Within walking distance of all village facilities
- Close to village green, countryside & woodland
- Great potential for an extension/loft conversion STPP
- Impressive 167' x 29' rear garden backing onto farmland
- Plenty of driveway parking & single garage
- Character Herringbone wood block flooring and fireplace in living area
- Modern kitchen with some integrated appliances
- Double aspect lounge/dining room with bifold doors to conservatory
- 3 double size bedrooms & bathroom
- Chailey Secondary School catchment area (bus service)
- EPC: D - Council Tax Band: D



The property is located on the northern side of Green Road just west of Slugwash Lane within 100 yards of the Village Green. Wivelsfield Green is surrounded by glorious open countryside and woodland with footpaths and bridleways linking with both Ditchling and Chailey Common nature reserves. Local amenities include an excellent primary school, village store with delicatessen and post office, a friendly local pub/restaurant, numerous sports clubs and social groups. Children from the village catch a school bus to Chailey Secondary School in nearby South Chailey. A regular bus service runs through the village linking with the neighbouring districts and towns. Both Haywards Heath and Burgess Hill town centres are about 3.5 miles distant where there are extensive shopping facilities, leisure centres and railway stations. Haywards Heath railway station provides a faster service to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins). By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 8 miles to the west at Bolney or Warninglid.

Distances: (approx. on foot/miles): Primary School (0.5), Village pub and stores (0.5), Chailey Secondary School (3.5), Haywards Heath Station (3.7), Wivelsfield Station (3.4), Brighton seafront (13), Gatwick Airport (17), A23 at Bolney (8)





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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