



19 Fair Place, South Road, Wivelsfield Green, East Sussex RH17 7QP

GUIDE PRICE .. £375,000-£400,000 .. FREEHOLD



**MANSSELL  
McTAGGART**  
Trusted since 1947



A 4/5 bedroom end of terrace house situated in a cul-de-sac close to the heart of the village, glorious countryside, the excellent primary school, pub, and village store/delicatessen. Council Tax band: C

Tenure: Freehold

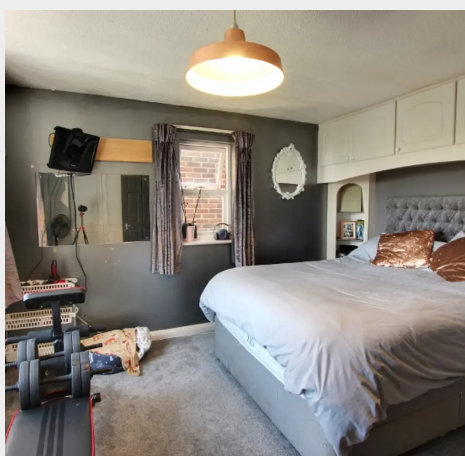
- End of terrace family home in cul-de-sac location
- Owned by the same family since 1989
- Some cosmetic updating required
- The recent subject of a loft conversion which is currently arranged as 3 small bedrooms - an alternative would be to have a bathroom in the 5th bedroom
- Ground floor: kitchen and living room
- 1st floor: 2 double bedrooms & refitted bathroom
- 2nd floor: 3 single size bedrooms (potential bathroom)
- Ideally placed opposite the excellent primary school
- Chailey Secondary School catchment (bus service)
- 5 minute walk to village store and pub
- Close to glorious countryside and woodland
- For sale with no onward chain
- EPC: C - Council Tax Band: C



Fair Place is a short cul-de-sac situated off South Road (opposite the primary school) within a few minutes' walk of all the village facilities including the local shop with post office and delicatessen and the popular local pub/restaurant, the Cock Inn. The countryside surrounding the village is interspersed with footpaths and bridleways linking with woodland and both Ditchling and Chailey common nature reserves. The village primary school is very well regarded and children from the village catch a school bus to Chailey Secondary School in nearby South Chailey. The towns of Haywards Heath and Burgess Hill are both about 3.5 miles distant where there are extensive shopping and recreational facilities, railway stations and leisure centres. By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 (Haywards Heath relief road) and A/M23 which lies about 8 miles to the west at Bolney.

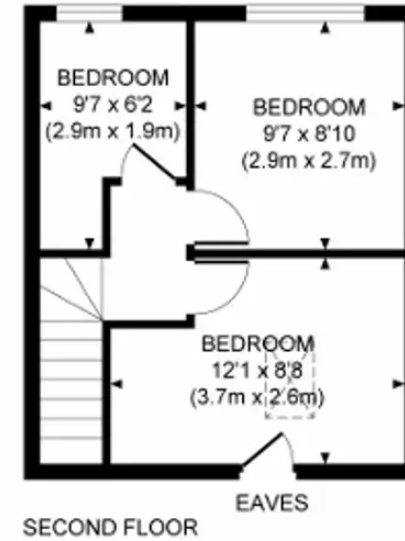
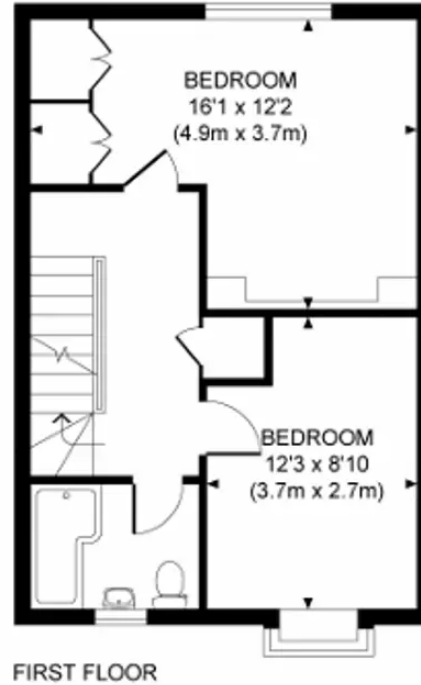
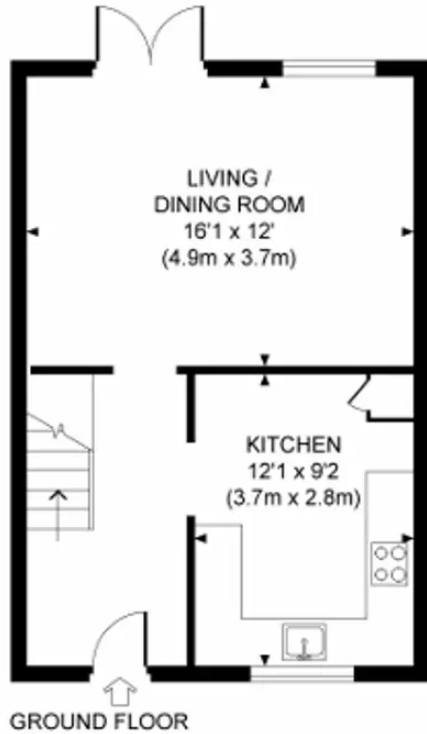
**Distances in miles approx.**

Haywards Heath Railway Station 3.9 (London Bridge/Victoria 47 mins, Gatwick 15 mins and Brighton 20 mins), Wivelsfield Railway Station 2.5, Burgess Hill Railway Station 3.0, Brighton seafront 13, Gatwick Airport 18, A23 at Bolney 8.





Approximate Gross Internal Area  
1084 sq ft / 100.7 sq m



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.

## Mansell McTaggart Haywards Heath

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