

WITHDRAWN



Bineham Lodge

3 Bedrooms, 2 Bathroom, Semi-Detached House

Guide Price £599,950



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- Three Bedrooms
- Two Reception Rooms
- Master Bedroom - With En-suite
- Front & Side Gardens
- Off Road Parking For 2 Cars

DESCRIPTION

This attractive, extended semi detached property is well laid out and has many character features including decorative fireplaces, wood latch internal doors, a wood burner, tiled, wooden and carpeted floors and striking and ornate decorative external bargeboards. An impressive front door opens into an enclosed porch with a cloakroom fitted with toilet and sink, leading through to a bright reception hall and reception room with fireplace and stairs leading to the first floor. There is a further reception room on this level which is triple aspect and has doors leading to the front paved patio area with beautiful views looking towards the downs, and this room also benefits from a designated dining area leading to the adjoining kitchen which is fitted with a range of attractive shaker style wall and floor cabinets, a built-in electric oven and ceramic hob, space and plumbing for a washing machine and dishwasher; from here a stable door leads to the side access of the property and the garden. On the first floor there are three double bedrooms one with en-suite, all bedrooms having the benefit of wardrobes / fitted cupboards. In addition there is a good size family bathroom.



OUTSIDE The property benefits from front and side garden, mainly laid to lawn with some flower beds and shrub borders and various trees. Off road parking for two cars ("A space which lends itself to creating a barn style double garage/port subject to PP.")

LOCATION 2 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.

TENURE & POSSESSION The property is offered freehold with vacant possession. No onward chain

Local Authority: Lewes District Council. Telephone: 01273 471600

www.lewes.gov.uk the council tax band for this property is D

SERVICES (Not Checked or Tested)

Mains Water
Shared Private Drainage
Electricity

Oil Fired Central Heating

EICR Valid until 10.06.2026

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.

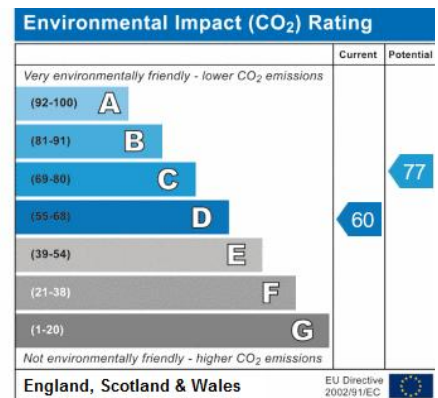
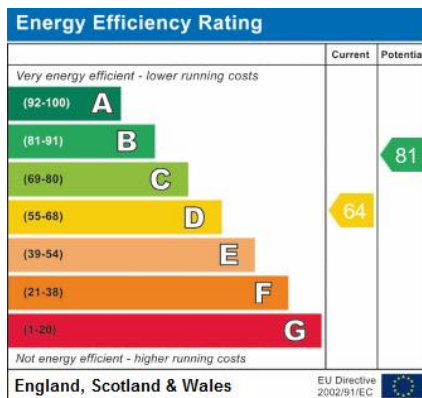
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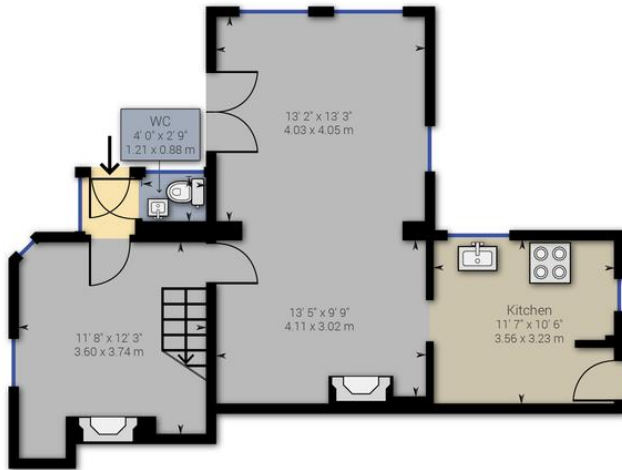
DIRECTIONS (RH17 6PE) From the Shell garage in North Chailey, proceed in a southerly direction on the A275. After approx 0.7 miles, the property will be found on the right hand side, shortly after the entrance to Bineham Park Farm.

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.

VIEWING Further details from the sole agents Martin & Co Burgess Hill RH15 0AD







Ground Floor



1st Floor

Approximate net internal area: 1196.96 ft² / 111.20 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.