



Brackens Eastern Road, Wivelsfield, East Sussex RH17 7QG

GUIDE PRICE ... £725,000 - £750,000 ... FREEHOLD



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A deceptively spacious (1900 sq ft) and highly versatile detached family home with up to 5 bedrooms and potential to create an annexe situated in this desirable no-through lane adjacent to the large village recreation ground backing onto fields and close to the ancient woodland yet within a 10 minute walk of the excellent local primary school, pub and delicatessen/post office. No onward chain.

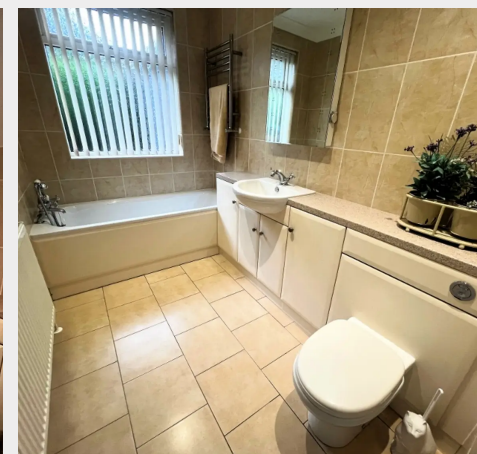
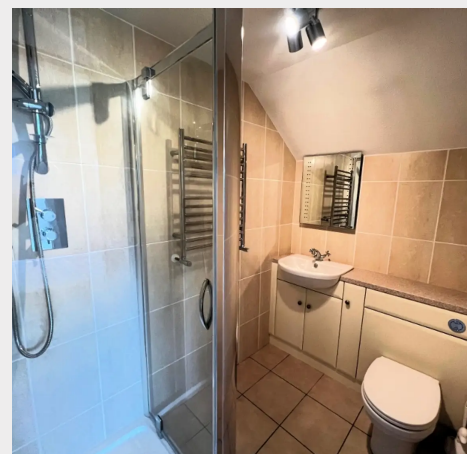
- Large versatile home in prime village location
- Close to glorious countryside & ancient woodland
- Flexible layout with up to 5 bedrooms
- Requires some minor cosmetic updating
- 60' x 47' rear garden backing onto farmland
- Great potential for further enlargement, if required
- 2 generous first floor bedrooms and shower room
- Deep eaves with potential to create 4 first floor bedrooms & 2 bathrooms STPP
- Lounge with open fireplace
- Separate dining room - Kitchen - Downstairs WC
- 2/3 ground floor bedrooms and family bathroom
- Driveway and detached single garage
- Short walk to Wivelsfield Primary School
- Chailey Secondary School catchment area (bus)
- Nearest railway stations: Wivelsfield, 2.5 miles and Haywards Heath 3.4.
- No onward chain
- EPC rating: D - Council Tax Band: F

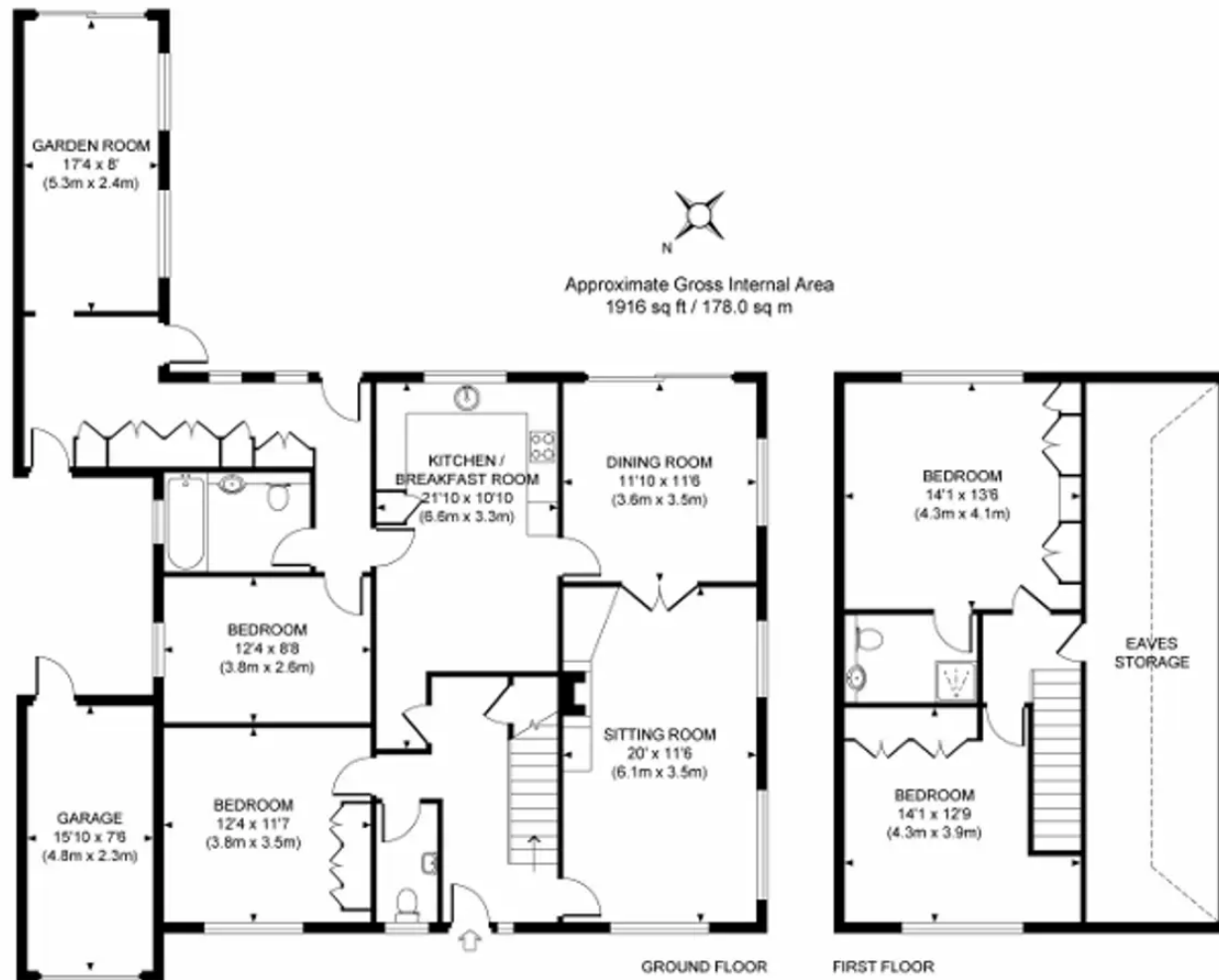


The property is located at the northern end of Eastern Road opposite the Village Green. The village is surrounded by glorious open countryside and woodland with footpaths and bridleways linking with both Ditchling and Chailey Common nature reserves. Local amenities include an excellent primary school, village store with delicatessen, 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 (0.55),
Chailey Secondary School (3.5), Haywards Heath Station (3.7), Wivelsfield Station (2.5), 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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