



39 Charters Gate Way, Wivelsfield Green, East Sussex RH17 7EW

GUIDE PRICE .. £400,000 .. FREEHOLD

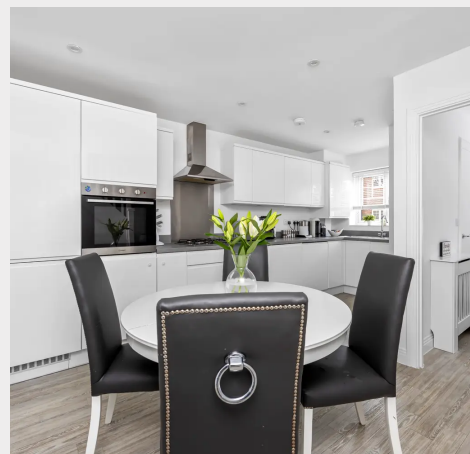


**MANSELL
McTAGGART**
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A beautifully presented 3 bedroom, 2 bathroom end of terrace house quietly situated in a cul-de-sac within this popular new development on the edge of the village adjoining countryside and within a short walk of the excellent village school, pub and store/delicatessen.

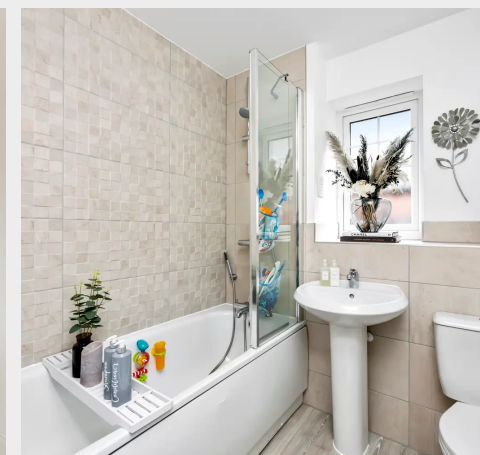
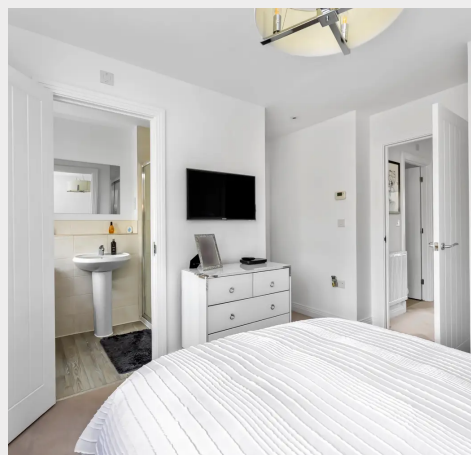
- Recently re-decorated and immaculate throughout
- Popular modern development of approximately 70 houses on edge of village
- Built by Cala Homes in 2017 to their Gosford design
- Glorious countryside close by with numerous large open greens & play areas
- 10 mins walk to the Primary School
- Chailey Secondary School catchment area (3.5 miles)
- 5 mins walk to the pub & village store/delicatessen
- 2 allocated parking spaces in front of house
- 29' x 16' fully enclosed east facing rear garden
- NO CHAIN
- EPC rating: B - Council Tax Band: D
- Annual Estate Charge for the period 01.01.24 - 31.12.24 is £459.17 (Remus Management Limited)



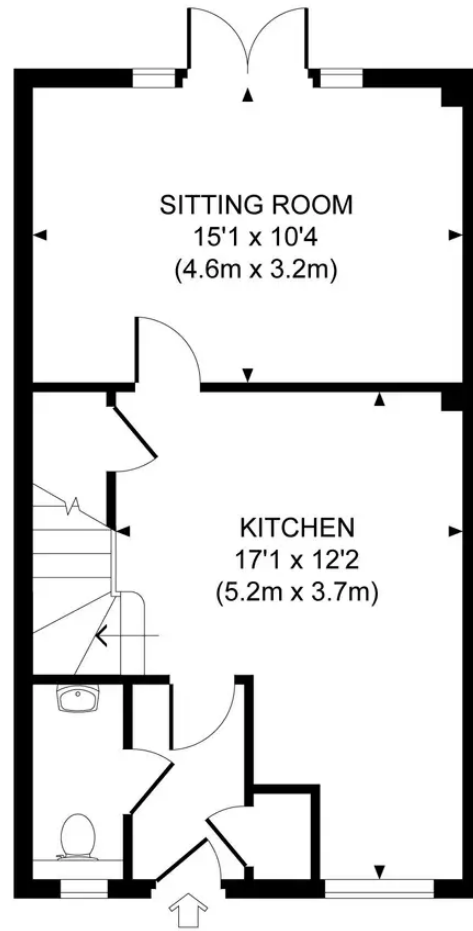
The property is located in a cul-de-sac within this relatively new development on the eastern outskirts of Wivelsfield Green close to countryside and with an easy 10 minute walk of the village store/delicatessen/post office, pub, excellent primary school and adjoins open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and both Ditchling and Chailey Common nature reserves. Children from the village go onto Chailey Secondary School in nearby South Chailey for which there is a school bus. The village has an excellent community and numerous sports clubs and leisure groups. The towns of Haywards Heath and Burgess Hill are both within 3-4 miles where there are extensive shopping and recreational facilities, leisure centres and railway stations. A faster rail service to London is available from Haywards Heath. By road access to the major surrounding areas can be swiftly gained via the B2112 and the Haywards Heath/A272 relief road linking with the A/M23 at Bolney.

Distances: (approx. in miles on foot/car/rail)

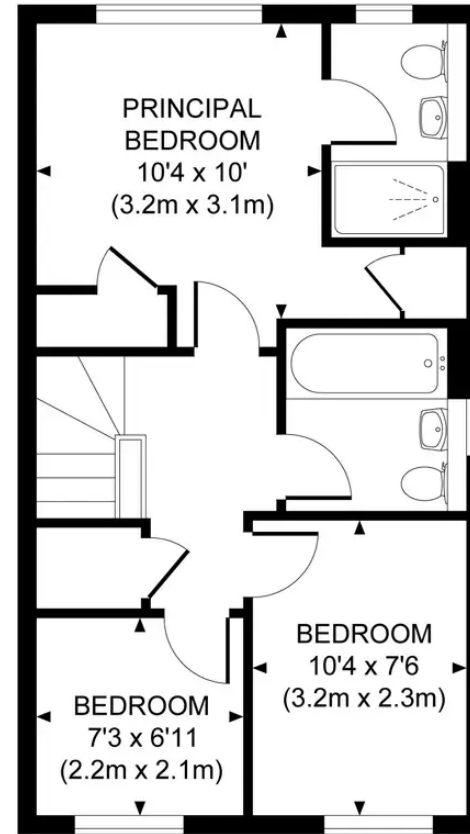
Wivelsfield County Primary School 0.4, Chailey Secondary School 3.5 (school bus), The Cock Inn pub & Village store 0.3 Wivelsfield Station in Burgess Hill 3.2, Hayward Heath station 4.1 (fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton 20 mins) A23 at Bolney 9, Gatwick Airport 17, Brighton seafront 14



Approximate Gross Internal Area
838 sq ft / 77.9 sq m



GROUND FLOOR



FIRST FLOOR

Mansell McTaggart Haywards Heath

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