



## 35 Charters Gate Way, Wivelsfield Green, East Sussex RH17 7EW

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



**MANSELL  
McTAGGART**  
Trusted since 1947





A very well presented 3 bedroom terraced house in this popular new development on the eastern outskirts of the village close to various large open parks, glorious countryside, the excellent local primary school and within a short walk of the village store and pub and just 3 miles from the towns of Haywards Heath and Burgess Hill

- Popular new development in friendly village with excellent local primary school
- Short walk of pub, village store & open countryside
- Sitting room with doors out to the rear garden
- Family size kitchen with integrated appliances
- Master bedroom with en-suite shower room
- 2 further bedrooms and bathroom
- 2 allocated parking spaces in front of house
- Numerous greens and children's play areas
- Chailey School catchment – bus service
- Mainline Railway Stations: Wivelsfield 3.1, Haywards Heath 4.1, Burgess Hill 4.2
- EPC rating: B - Council Tax Band: D
- Annual Estate Charge for the period 01/01/24-31/12/24 is £459.17 (Remus Management Ltd)

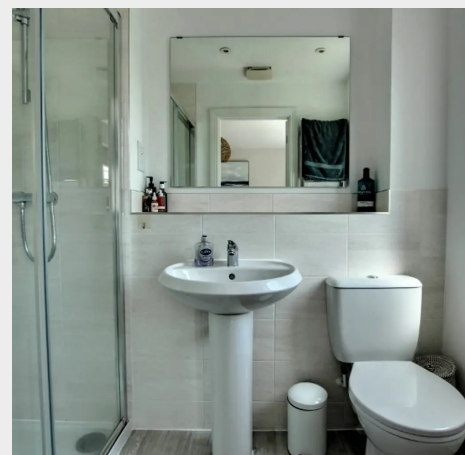




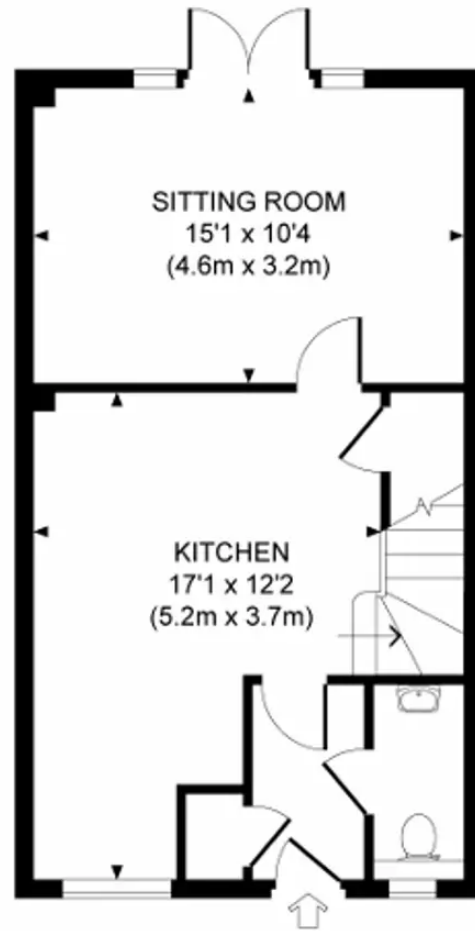
The property is located within this relatively new development on the eastern outskirts of Wivelsfield Green close to countryside and with an easy 10 minute walk of the village store/delicatessen/post office, pub, excellent primary school and adjoins open countryside which is interspersed with footpaths 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)**

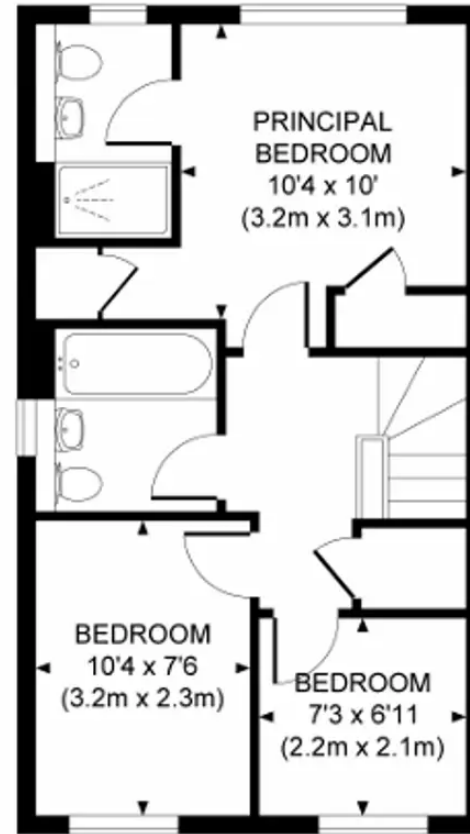
Wivelsfield County Primary School 0.4, Chailey Secondary School 3.5 (school bus), The Cock Inn pub & Village store 0.3 Wivelsfield Station in Burgess Hill 3.2, Hayward Heath station 4.1 (fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and south coast (Brighton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