



22 Downsview Drive, Wivelsfield Green, East Sussex RH17 7RW

PRICE ... £450,000 ... FREEHOLD





An extended & greatly improved 3 bedroom semi-detached house with a west facing rear garden, garage/studio room and plenty of off-road parking situated in this desirable road close to the heart of the village within a short walk of the very popular primary school, pub, village store/delicatessen/post office and glorious countryside.

- Recently extended and modernised home
- Prime location close to the primary school
- 5 minute walk of pub, shop & countryside
- Extended entrance porch with cloakroom
- Extended ground floor living space
- Refitted kitchen and bathroom
- Quality decorations and Karndean flooring
- Garage converted into a studio
- Separate timber shed and stores
- 43' (max) x 25' (max) west facing rear garden
- Chailey Secondary School catchment (bus)
- 3-4 miles from Haywards Heath & Wivelsfield railway stations
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: D



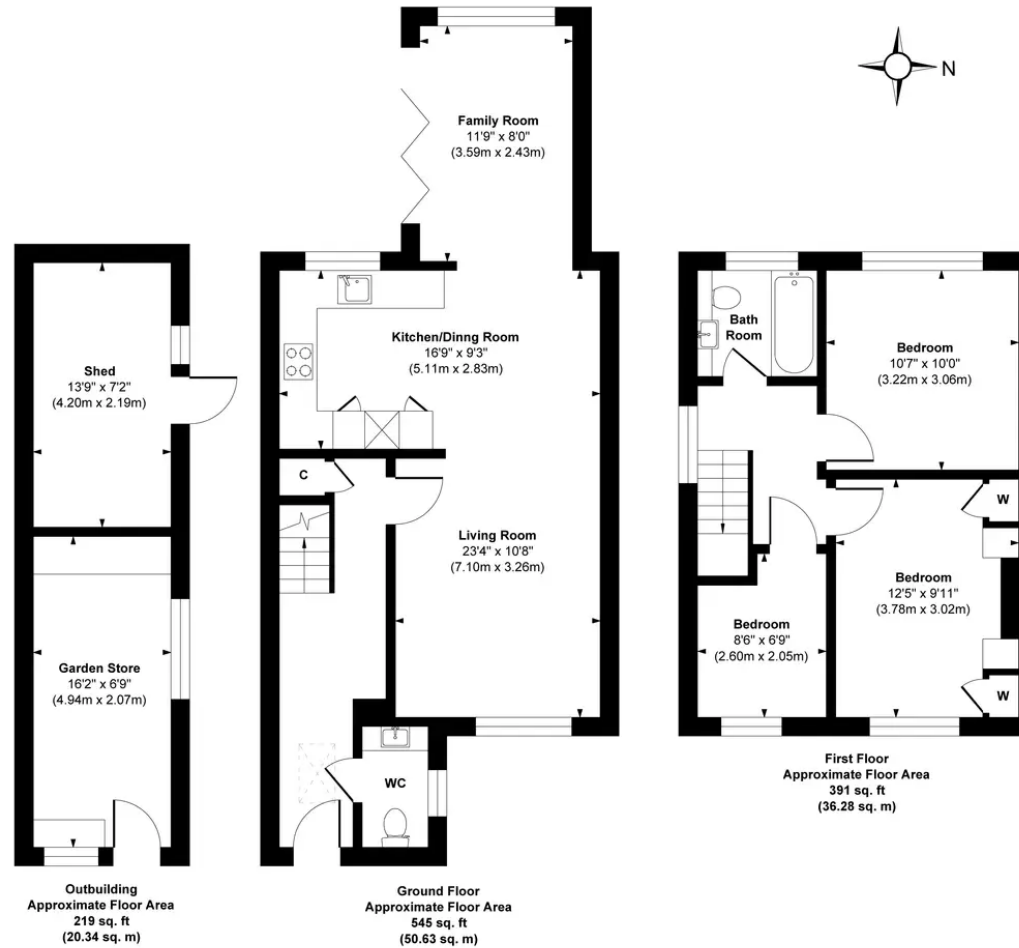
The property is situated on the west side of Downsview Drive which is made up of similar style and aged properties being ideally placed within a short walk of all village facilities and very close to glorious countryside. Within a 5 –10 mins walk there is an excellent village primary school, a village store with delicatessen and post office and The Cock Inn pub/restaurant. For those that like to walk, the village is totally surrounded by glorious 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 catch a school bus from the end of the road to Chailey Secondary School in neighbouring South Chailey. The nearby towns of Burgess Hill and Haywards Heath are both around 3 miles distant where there is an extensive range of shops, leisure centres and railway stations. By road, access to the major surrounding areas can be swiftly gained via the B2112, A272 and A/M23 the latter lying about 8 miles to the west.

Distances in approximate miles

Schools: Wivelsfield Primary (0.2) Chailey Secondary School (2.5 - local school bus)

Stations: Wivelsfield (3.9) Haywards Heath (3.5) providing fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approx. Gross Internal Floor Area 1154 sq. ft / 107.25 sq. m

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