



**Downsview, Mill Lane, South Chailey, Lewes, East Sussex, BN8 4AY**

**£540,000**

## **Downsview, Mill Lane, South Chailey, Lewes, East Sussex, BN8 4AY**

**Detached chalet bungalow with flexible accommodation, four bedrooms arranged over two floors, set in mature Gardens with a detached garage in a private lane in South Chailey.**

### **The Property**

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The front door leads into the entrance hall which has stairs rising to the first floor with two storage cupboards.

The lounge has a wood burning stove set in a brick fireplace and a window to the side, steps down to a split-level dining room which then leads to a large conservatory. The kitchen has been recently re-fitted with a good range of wall and base units. There is a concealed Worcester LPG boiler and central heating system. Plumbing for a washing machine, integrated dishwasher, and an induction hob with oven below.

There are two bedrooms on the ground floor facing the front, one of them has an ensuite shower room with tiled walls, shower cubicle, wash hand basin and low level WC.

The other ground floor room would make an ideal study or further bedroom. There is a downstairs Cloakroom.

Upstairs is the main bedroom with a split-level dressing room and a window to the rear overlooking the garden and countryside beyond. The other bedroom is at the front with a Velux window. The bathroom has been re-fitted with a freestanding bath, wash hand basin, corner shower unit and low level W/C.

Outside the front garden is lawned with shrub borders and has a detached garage with roll up door. The path leads round the side of the house to the rear garden which has a large decked area, lawn and well stocked shrub borders and a mature apple tree.

### **The Location**

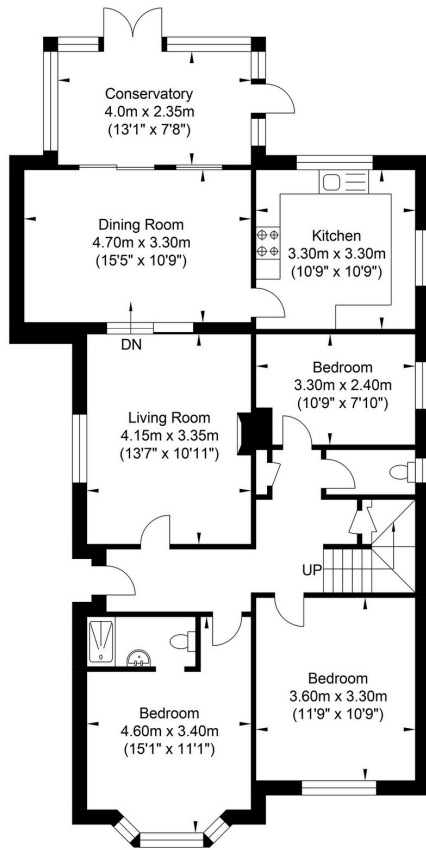
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Chailey is located just 6miles north of the county town of Lewes, it has a thriving community with a well stocked village shop and the Five bells inn as well as various clubs and societies. There is easy access to the open countryside including markstakes common nature reserve and the Hooke country estate and with the South Downs national park jus 3miles away. The property is within a short walk of the recently rebuilt Chailey school with its modern facilities as well as a primary school a little further away. Cooksbridge railway station is just 2.5 miles away with direct trains to London and Gatwick airport.

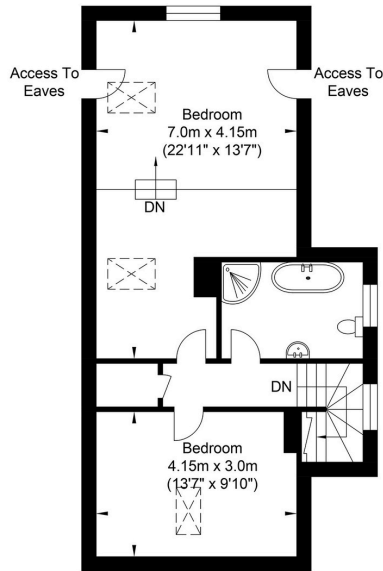
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



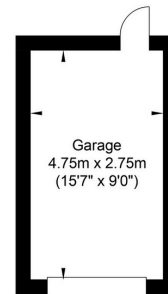
# Mill Lane, South Chailey



Ground Floor  
Approximate Floor Area  
1101.68 sq ft  
(102.35 sq m)



First Floor  
Approximate Floor Area  
557.03 sq ft  
(51.75 sq m)

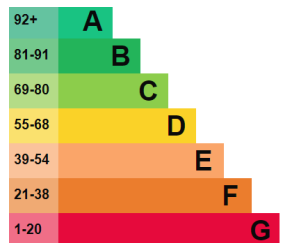


Garage  
Approximate Floor Area  
140.57 sq ft  
(13.06 sq m)



Approximate Gross Internal Area = 167.16 sq m / 1799.29 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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## Agents Notes

Tenure - Freehold  
Council Tax Band - C



# Oakley

Your Sussex Property Expert

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