



East Lynne

Green Road, Wivelsfield Green, Haywards Heath, East Sussex RH17 7QD,

Batcheller
Monkhouse

Our Corner of England

EAST LYNNE

An extended three double bedroom, semi-detached Edwardian property next to the Village Green with a driveway, south facing rear garden and no onward chain.

Ground Floor

- Entrance Hall
- Living Room
- Kitchen
- Dining/Family Room

First Floor

- Two Double Bedrooms
- Family Bathroom

Second Floor

- Main bedroom
- Ensuite Shower Room

Outside

- Driveway
- South Facing Rear Garden



DESCRIPTION

East Lynne is a three bedroom, semi-detached, Edwardian house that has been extended to offer spacious, open plan living with dining area, and main bedroom on the top floor with ensuite shower room. The property is presented in good order throughout and is offered with no onward chain.

The main features of the property include:

- Double-glazed front door leading to the **Entrance Hall** and stairs to the **First Floor**
- There is a large **Living Room** which is double aspect, with a bay window to the front and an under stairs storage cupboard.
- The **Kitchen** has a range of wall and base units, work surface with a stainless-steel sink, a four ring electric hob with overhead extractor fan and there is space and plumbing for a washing machine and dishwasher. A glass door leads out to the side of the property.
- The kitchen opens to a large **Dining Area** at the rear of the house with an attractive glass lantern ceiling and bifold doors opening onto the south facing rear garden.
- Stairs from the hallway lead to the **Landing Area** which houses the airing cupboard and two further storage cupboards.
- The **Family Bathroom** is to the rear of the property with a bath, mixer taps, WC, wash basin, a tiled corner shower and a heated towel rail.
- On the **First Floor** there are two **Double Bedrooms**, one to the rear of the property and one to the front.
- The stairs lead from the first floor landing up to the **Main Bedroom** which has a floor to ceiling window to the rear, built in storage cupboards into the eaves and an **Ensuite Shower Room** with a tiled shower cubicle, WC and wash basin.

OUTSIDE

To the front of the house is a driveway providing off-road parking for two vehicles with boundaries on either side with mature hedging and a gate on the side of the house giving access to the rear garden. From the rear of the house is a large south facing garden with Terrace immediately adjoining the house giving way to a large lawn which is bordered by hedging and fencing with gated rear access onto the Village Green.



AMENITIES

Towns: Haywards Heath (2.7 miles), Burgess Hill (3.5 miles), Lewes (9 miles), Brighton (11.7 miles).

Transport: Haywards Heath Station (3.3 miles) services to London in approximately 45 minutes. Gatwick Airport (18.9 miles).

Schools: Wivelsfield Primary School www.wivelsfieldschool.org Chailey School www.chaileyschool.org Lewes Old Grammar School www.logs.uk.com Burgess Hill Girls www.burgesshillgirls.com Hurstpierpoint College www.hppc.co.uk Great Walstead School www.greatwalstead.co.uk Cumnor House www.cumnor.co.uk

Leisure: Plumpton Racecourse www.plumptonracecourse.co.uk Lewes Golf Club www.lewesgolfclub.co.uk South Downs National Park www.southdowns.gov.uk Hickstead Showground www.hickstead.co.uk

DIRECTIONS

Proceeding south out of Haywards Heath down Fox Hill, past the Fox and Hounds pub on your right and continue along the road for approximately one mile on the B2112 until reaching the mini-roundabout. At the roundabout, turn left signposted Wivelsfield Green. Follow Green Road for a short distance. The property will be found on your right hand side immediately after passing the Village Green.

What3Words: ///buck.back.improving

Additional Information

Local Authority: Lewes District Council Tel 01273 471600 www.lewes.gov.uk

Services (not checked or tested): All main services are connected.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX 231418

EPC: EPC rating D

Council Tax: Band D

GUIDE PRICE £575,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

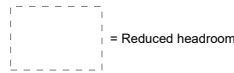
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

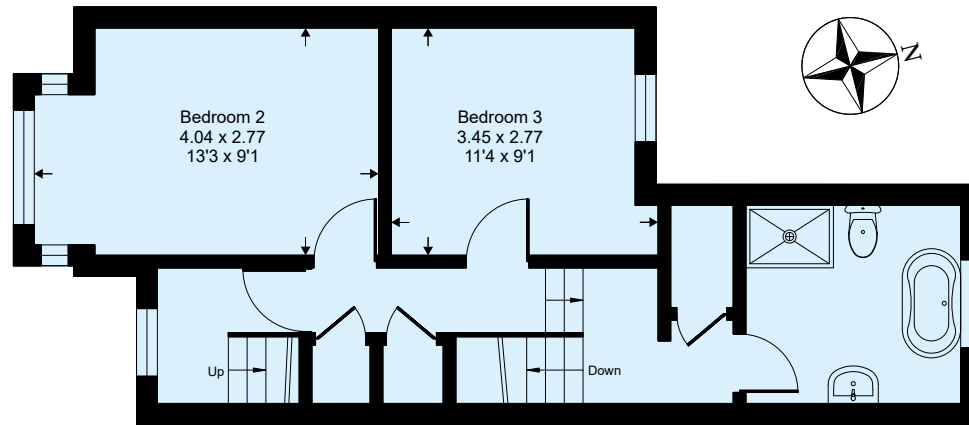
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

batchellermonkhouse.com

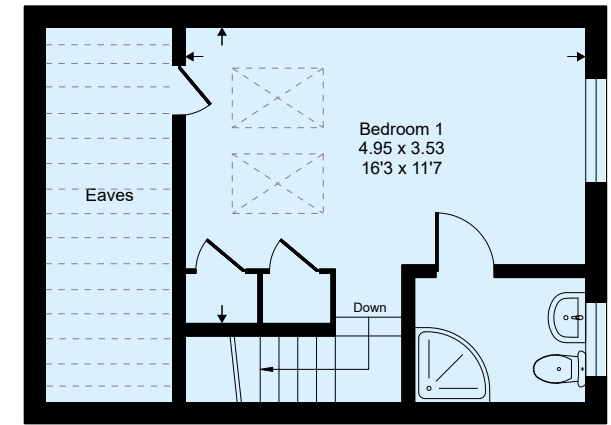


Green Road, RH17

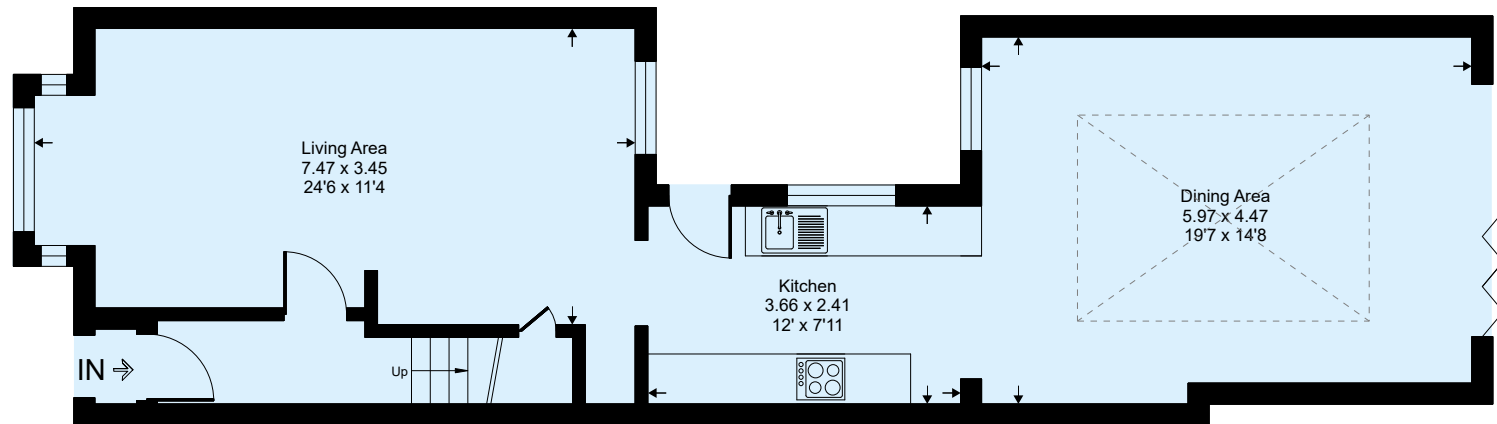
Approximate Gross Internal Area = 128 sq m / 1382 sq ft
(excludes restricted head height)



First Floor



Second Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Batcheller Monkhouse

