



## 2 Bineham Lodge

East Grinstead Road, North Chailey, Lewes, East Sussex BN8 4DD,

Batcheller  
Monkhouse

Our Corner of England

# 2 BINEHAM LODGE

An attractive period property presented in good condition located in a very convenient semi-rural position with a south facing garden, parking and views towards the South Downs. No onward chain.

## Ground Floor

- Entrance Porch
- Cloakroom
- Family Room
- Sitting/Dining Room
- Kitchen

## First Floor

- Main Bedroom with Ensuite Shower Room
- Two Further Bedrooms
- Family Bathroom

## Outside

- Parking for Several Cars
- Generous Garden
- Views towards the South Downs



## DESCRIPTION

Bineham Lodge is a charming, three double bedroom, semi-detached home full of character including arched windows, decorative fireplaces and wooden latch internal doors. The property is presented in good order and with flexible accommodation.

The main features of the property include:

- Wooden front door leads to a covered **Entrance Porch** with tiled floor.
- **Cloakroom** with a WC, washbasin, heated towel rail and tiled floor.
- Wooden door leads to the **Family Room** which is double aspect with decorative fireplace and stone hearth and wooden floor. A stairway leads to the **First Floor**.
- There is a large triple aspect **Sitting/Dining Room** with double doors leading to the garden, fireplace with a log burning stove.
- The **Kitchen** is double aspect with stable door to the rear garden, range of fitted units, work surface with stainless steel sink, four ring electric hob with overhead extractor fan, space and plumbing for washing machine, a fridge freezer and a wall mounted oven.
- Stairs lead up to the **First Floor** with the **Main Bedroom** which is double aspect and has fitted wardrobe and an Ensuite Shower Room with WC, wash basin, tiled shower cubicle, heated towel rail and partly tiled walls.
- There is a **Double Bedroom** to the front of the property with a fitted wardrobe and a Double Bedroom to the rear of the property with a double aspect and fitted wardrobe.
- The **Family Bathroom** has a bath with a hand-held shower, WC, washbasin, heated towel rail and partly tiled walls.

## OUTSIDE

The gardens have wonderful southerly aspect with far reaching views towards the South Downs. The gardens to the front and side are mainly laid to lawn with some flowerbeds, shrub borders and various trees. There is also off-road parking for two cars.

## AMENITIES

**Local:** North Chailey has a local garage with village store. Newick (1 mile) has a range of local shops, medical practice, 3 pubs, a restaurant and café. Fletching (2 miles) has a café and the popular Griffin Inn.



**Towns:** Uckfield (7.2 miles), Haywards Heath (5.6 miles), Lewes (7 miles) Brighton (14.3 miles), Tunbridge Wells (20.3 miles).

**Transport:** Haywards Heath Station (6.1 miles) services to London in approximately 45 minutes. Uckfield Station (7 miles) services to London is approximately 1 hour. Gatwick Airport (20.7 miles).

**Schools:** Chailey Primary School [www.chaileystpeters.org.uk](http://www.chaileystpeters.org.uk) Chailey School [www.chaileyschool.org](http://www.chaileyschool.org) Uckfield College [www.uckfield.college](http://www.uckfield.college) Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com) Great Walstead School [www.greatwalstead.co.uk](http://www.greatwalstead.co.uk) Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk) Bedes [www.bedes.org](http://www.bedes.org) Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com)

**Leisure:** Piltown Golf Club [www.piltowngolfclub.co.uk](http://www.piltowngolfclub.co.uk), Chailey Common [www.chaileycommons.org](http://www.chaileycommons.org) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)

## DIRECTIONS

From the roundabout in North Chailey with the Shell garage, proceed in a southerly direction on the A275. After approximately 0.7 miles the property will be found on the right hand side, shortly after the entrance to Bineham Park Farm.

**What3Words:** //covenants.organist.messed

### Additional Information

**Local Authority:** Lewes District Council. Telephone: 01273 471600 [www.lewes.gov.uk](http://www.lewes.gov.uk)

**Services (not checked or tested):** Mains water, electricity, shared private drainage and oil fired central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX 389219

**EPC:** EPC rating D

**Council Tax:** Band D

**GUIDE PRICE £550,000**

### Viewings

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

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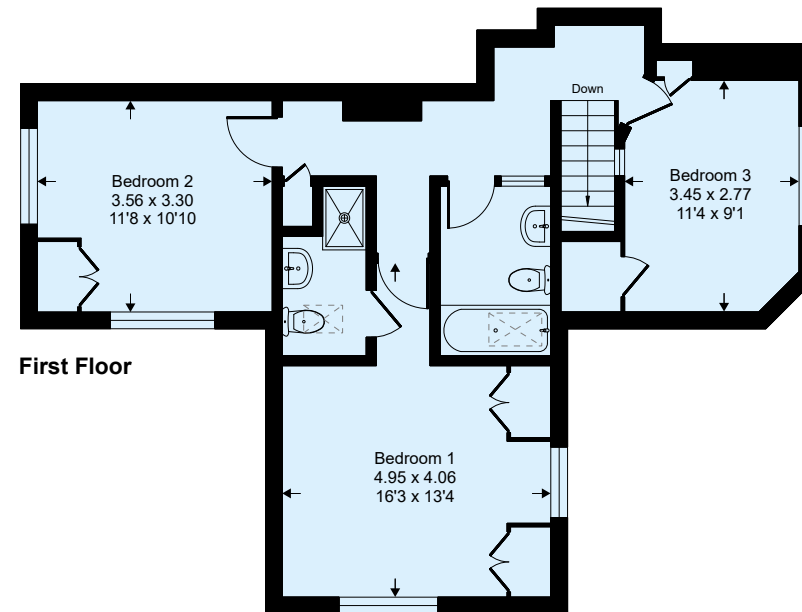
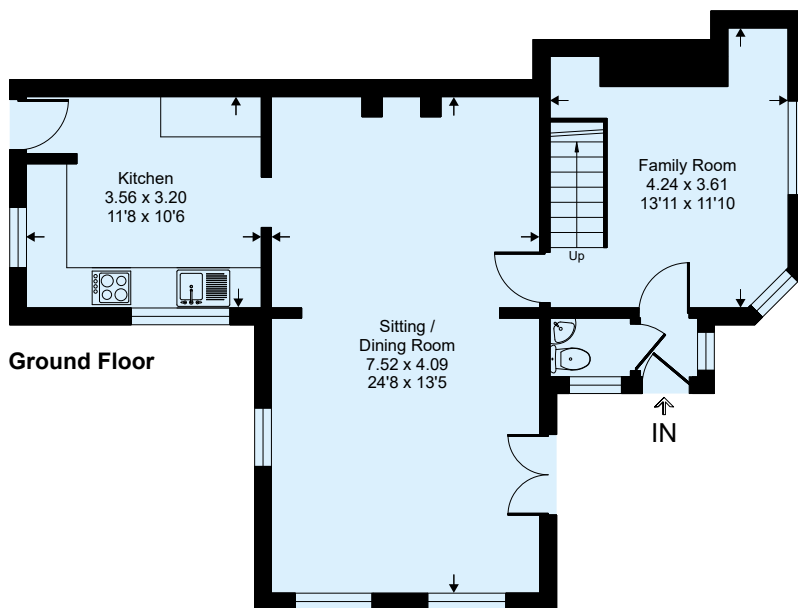
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# Bineham Lodge, BN8

Approximate Gross Internal Area = 117 sq m / 1263 sq ft



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