



Flat 3 Crossways

Haywards Heath Road, North Chailey, Lewes, East Sussex BN8 4ET,

Batcheller
Monkhouse

Our Corner of England

FLAT 3 CROSSWAYS

A beautifully presented and extended ground floor maisonette complete with its own private rear garden, garage and parking.

Ground Floor

- Three Bedrooms
- Family Bathroom
- Open Plan Kitchen/
Dining/Family Space

Outside

- Rear Garden
- Shed
- Garage
- Parking

Other

- Share of Freehold
- End of Chain



DESCRIPTION

Crossways is a purpose built, ground floor maisonette, situated within the parish of Chailey that has been skilfully extended to provide a fantastic open plan contemporary space that would be an ideal purchase for first time buyers or those looking to downsize. The property boasts direct access to a large private rear garden with wonderful views across open countryside to the rear.

The main features of the property include:

- The property is entered via a wooden gate and a path leads to the front door.
- **Entrance Hall** takes you through to the **Main Bedroom** which is situated to the right hand side of the hallway. This room is a good size double overlooking the front garden and houses built-in storage.
- A **Second Bedroom** is also a large double.
- There is a further **Third Bedroom** just off the hallway and a **Family Bathroom**.
- The **Kitchen/Dining** and **Sitting Room** is a vast open plan space, ideal for entertaining. Two large skylights and double doors allow light to flood into the room.
- The **Sitting Room** provides a snug quiet space while the **Dining Area** offers room for a well proportioned dining table and centre island with tiled flooring throughout.
- The **Kitchen** is fitted with an array of modern grey units with a marble effect worktops, space for white goods, free standing range oven with extractor hood over and space for a large American fridge freezer.

OUTSIDE

The garden can be accessed via a small path leading from the garage and a side access from the front of the property. A raised patio area offers the perfect spot to take in the views and steps lead down to a large lawn area. To the side is another raised semi-circular decking platform with table and chairs to catch the afternoon sun. A large timber shed stands at the back of the garden, perfect for storage. There is also a garage on block and allocated parking. The property also has the added bonus of being end of chain.





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 (6.5 miles), Haywards Heath (6.5 miles), Lewes (9 miles) Brighton (16.5 miles), Tunbridge Wells (19 miles).

Transport: Haywards Heath Station (6.5 miles) services to London in approximately 45 minutes. Uckfield Station (6.5 miles) services to London is approximately 1 hour. Gatwick Airport (22 miles).

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

Leisure: Piltdown Golf Club www.piltdowngolfclub.co.uk, Chailey Common www.chaileycommons.org South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org

DIRECTIONS

From Haywards Heath head south east on South Road B2272. At the roundabout take the 3rd exit on to Franklynn Road. At the Birch Hotel, take the first exit onto the Lewes Road A272 and continue to follow this road. The destination will be on the left hand side just before the roundabout. **What3Words:** ///shuffles.diverged.suffice

Additional Information

Local Authority: Mid Sussex District Council Telephone 01444 458166 www.midsussex.gov.uk

Services (not checked or tested): Mains Gas and Electric. Mains Drainage.

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

Tenure: Share of Freehold. Land Registry Title Number TBC

EPC: EPC rating C **Council Tax:** Band C

GUIDE PRICE £300,000

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
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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;

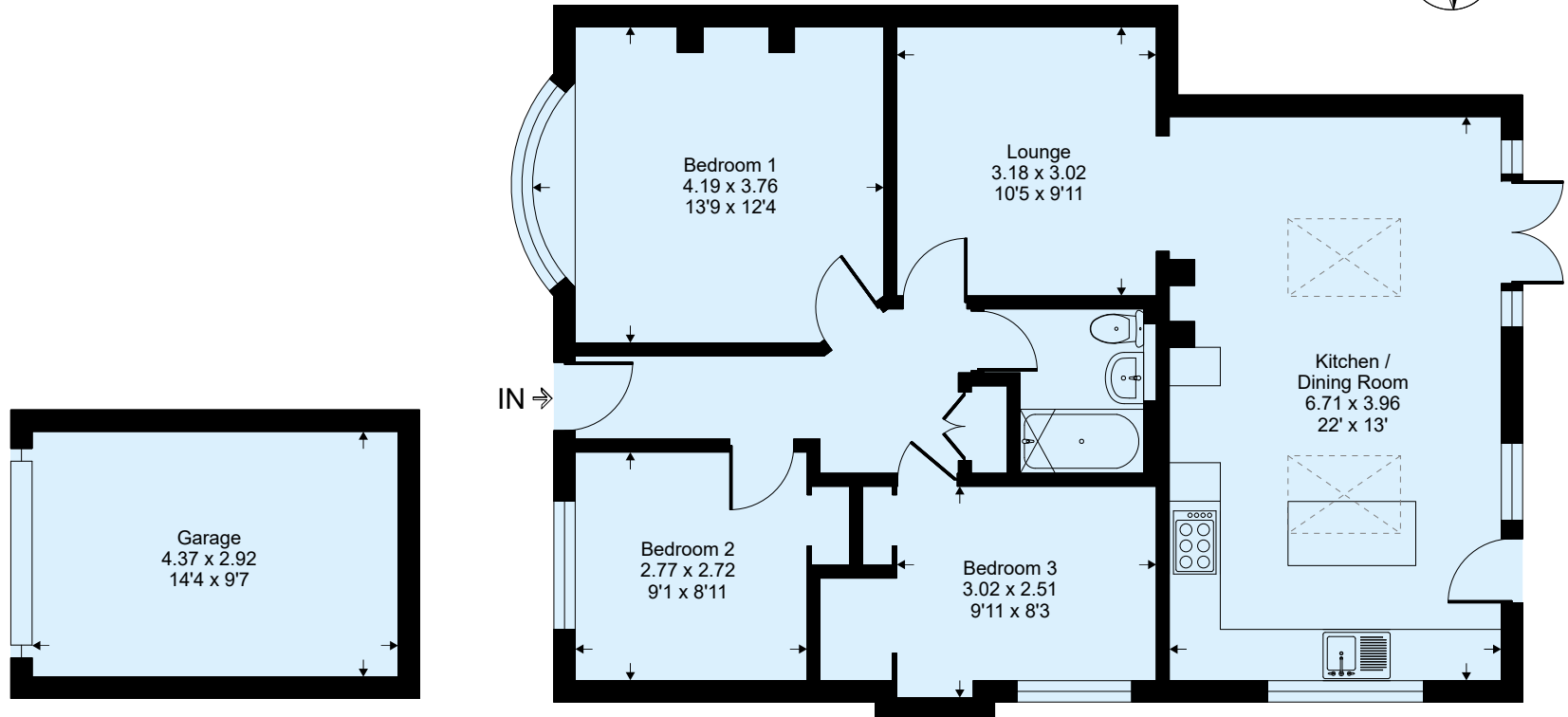
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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Crossways, BN8

Approximate Gross Internal Area = 82 sq m / 888 sq ft
Approximate Garage Internal Area = 13 sq m / 137 sq ft
Approximate Total Internal Area = 95 sq m / 1025 sq ft



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.

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