



3 New Heritage Way

North Chailey, Lewes, East Sussex, BN8 4GD

Batcheller
Monkhouse

Our Corner of England

3 NEW HERITAGE WAY

A beautifully presented detached five double-bedroom family home in a tucked away tranquil position on a small development on the outskirts of Chailey Common. Set within a large plot and arranged over three floors, with large kitchen diner/family room, double garage with office room/gym above and parking for several vehicles.

Ground Floor

- Entrance Hall
- Downstairs Cloakroom
- Sitting Room
- Kitchen/Breakfast/Dining Area
- Study
- Utility Room

First Floor

- Main Bedroom with En-Suite Shower Room
- Family Bathroom
- 2 Double Bedrooms

Second Floor

- 2 Double Bedrooms
- Family Bathroom

Outside

- Double Garage
- Home Office/Gym above Garage
- Parking for Several Cars
- Annex Potential Subject to Planning



DESCRIPTION

3 New Heritage Way is an elegant, bright and airy family home built in 2007. This property has an enviable position being tucked away with a good sized plot and private secluded rear garden. The property is one of only three on the development to have a home office/gym above their detached double garage, and also has parking for several vehicles. The property also benefits from fibre broadband. The main features of the property include:

- **Entrance Hall** with Kahrs engineered oak effect flooring and under stairs cupboard
- **Sitting Room** bay to front electric fireplace with stone mantel surround.
- **Kitchen/Breakfast/Dining Area** fantastic bright, light and airy space with patio doors to the garden. There is ample space for a dining table and sofa seating area. Modern fitted kitchen units with built-in Bosch oven and grill above, gas hob, integrate Bosch fridge freezer, and dishwasher, built-in wine cooler, Worcester boiler and kitchen island with added storage. Throughout the kitchen and utility room is Travertine stone flooring.
- **Study** Sharps bespoke built-in desk and shelving unit, bay to front.
- **Cloakroom** with WC, wash hand basin and vanity unit beneath.
- **Utility Room** built-in units, space for washing machine and tumble dryer, door to rear garden.

First Floor

- **Landing** with cupboard housing Megaflow water tank.
- **Main Room** window to rear, fitted wardrobes, en-suite with WC, walk in shower, washbasin with vanity unit under, and heated towel rail.
- **Bedroom Two** window to front, built-in double wardrobe.
- **Bedroom Three** window to front.
- **Family Bathroom** newly fitted with double shower, free-standing stone bath with taps with shower attachment, heated towel rail, wash hand basin with vanity unit under.

Second Floor

- **Landing**
- **Bedroom Four** bespoke Sharps fitted wardrobes, desk and Ottoman, Veluxe windows and window to front.
- **Bedroom Five** bespoke Sharps fitted wardrobes, desk and Ottoman, Veluxe windows and window to front.
- **Family Bathroom** pea-shaped bath with shower over, wash hand basin with vanity unit beneath, heated towel rail.

OUTSIDE

The property has an enviable large plot and is approached by a long driveway leading to a double garage with home office/gym above with power/electricity and a WC. The home office/gym has built-in fitted wardrobes and book shelving also fitted by Sharps,



and standalone heaters. To the side of the garage is a large terrace area. To the front of the property there are landscaped borders and to the rear there is a stone paved patio area fantastic for entertaining and enjoying the sun. The garden is laid to lawn and bordered by a beautifully wooded area offering seclusion and privacy.

AMENITIES

Local: North Chailey has a local garage with village store. Newick (2.4 miles) has a range of local shops, medical practice, 3 pubs, a restaurant and café.

Towns: Haywards Heath (6.2 miles), Uckfield (7.4 miles), Lewes (8.5 miles) Brighton (15.8 miles), Tunbridge Wells (37 miles).

Transport: Haywards Heath Station (6.8 miles) services to London in approximately 45 minutes. Plumpton Station (5.1 miles) services to London is approximately 1 hour. Gatwick Airport (20.2 miles).

Schools: Chailey Primary School www.chaileystpeters.org.uk Newick Primary School www.newickschool.org Chailey School www.chaileyschool.org 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

Heading South East on South Road B2272 Haywards Heath, at the roundabout take the third exit onto Franklin Road. At the Birch Hotel roundabout take the first exit on to the Lewes Road, and at the roundabout take the first exit onto the B8275. Turn left onto Warrs Hill Road. Turn right onto New Heritage Way, turning left at the first cross street. The property will be found on the left hand side.

What3Words: [///waistcoat.harnessed.predict](https://www.what3words.com////waistcoat.harnessed.predict)

Additional Information

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

Services (not checked or tested): All mains services 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 ESX315457

EPC: EPC rating C

Council Tax: Band G

GUIDE PRICE £795,000

Viewings

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

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;

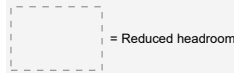
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

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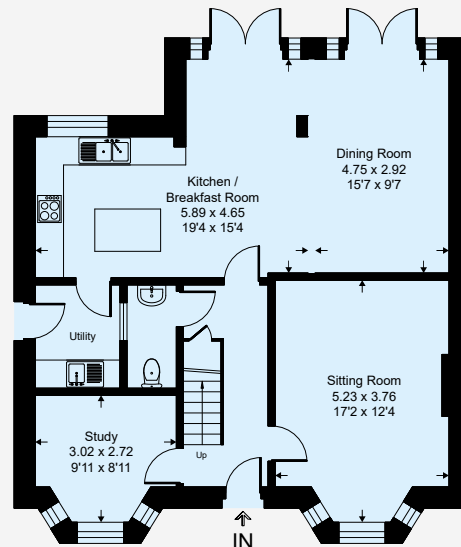


New Heritage Way, BN8

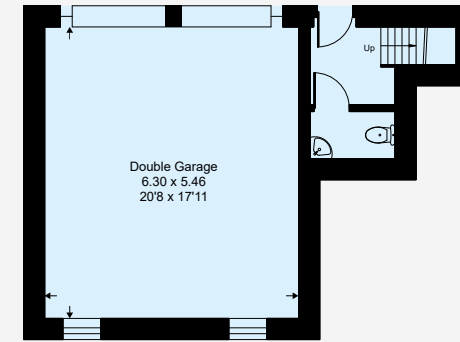
Approximate Gross Internal Area = 183.2 sq m / 1972 sq ft

Approximate Garage Internal Area = 66.5 sq m / 716 sq ft

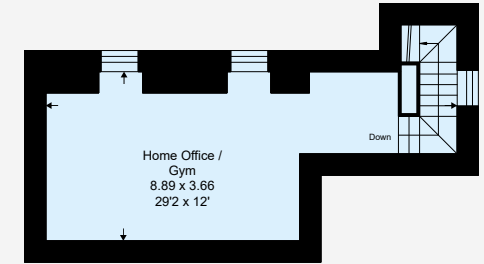
Approximate Total Internal Area = 249.7 sq m / 2688 sq ft
(excludes restricted head height)



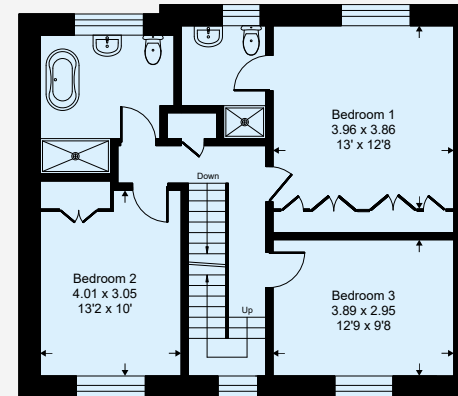
Ground Floor



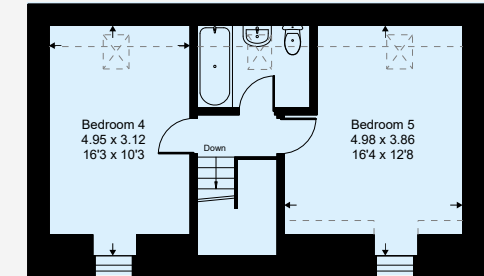
Garage / Garage Ground Floor



Garage First Floor



First Floor



Second 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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