

FOR SALE



Charters Gate, Wivelsfield

4 Bedrooms, 2 Bathroom, Semi-Detached House

Guide Price £525,000

MARTIN&CO



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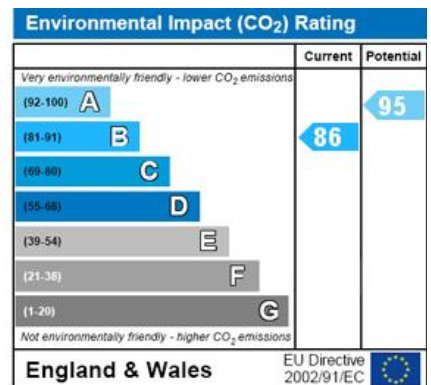
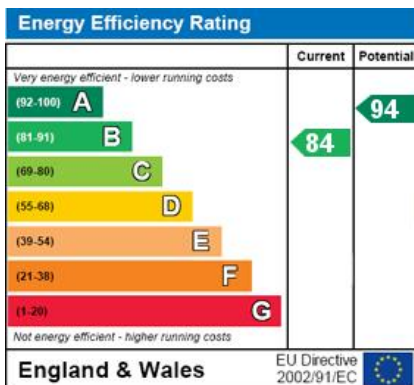
- Modern Property
- Fitted Kitchen
- Village Location
- Gas Fired Central Heating
- Garage and Off Road Parking

This modern 4 bedroom family residence offers exceptionally well presented accommodation which is both bright and spacious. Features include a bright and airy sitting room with views of the garden, a superb open plan kitchen/dining room comprehensively fitted with an attractive range of units complete with appliances and to include dishwasher and fridge/freezer, there is also a useful separate utility room, and cloakroom. Upstairs there are 4 bedrooms, an en suite shower room plus family bathroom. The property has the benefit of gas central heating and double glazing, there is tandem double length parking with a garage. There is also the remainder of the NHBC warranty. The rear garden enjoys a favoured aspect arranged with a wide paved sun terrace and level lawn, fully enclosed by mature shrubs and trees offering shelter and privacy. ** Viewings Highly Recommended**

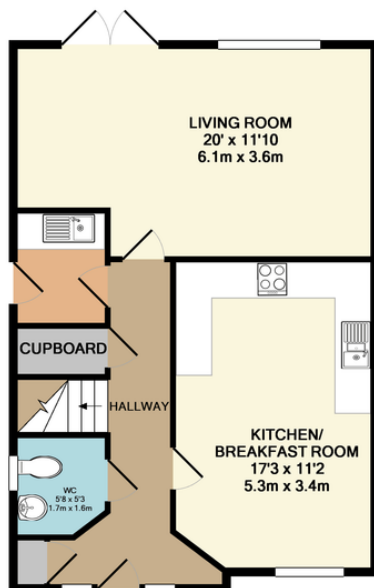
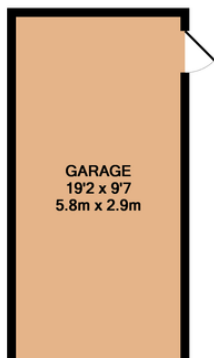
Wivelsfield Green is a popular village almost equidistant between the towns of Haywards heath (4 miles) and Burgess Hill, which both provide a good selection of shops, services and amenities and mainline rail services. Lindfield (5 miles), Lewes (10 miles) and Brighton (14 miles) offer a further range of shops and restaurants. There is an excellent range of state and independent schools in the area, including Wivelsfield primary school, Burgess Hill School for Girls, Cumnor, Great Walstead, Hurst College, Ardingly College and Brighton College. The village itself has a village post office and pub, with nearby country walks at Chailey Common and the South downs national park. Mainline rail services are available at Haywards Heath and Burgess Hill (London Bridge/London Victoria from 42 minutes). The A23/M23 gives access Gatwick Airport (16 miles), and the national motorway network.



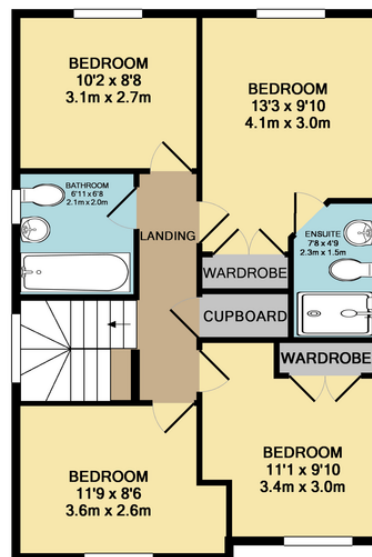








GROUND FLOOR
APPROX. FLOOR
AREA 776 SQ.FT.
(72.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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