



Attractive double fronted modern house in a modern residential area on the edge of Chailey Common

41 New Heritage Way, North Chailey, Lewes, East Sussex BN8 4GD

Guide £625,000 Freehold

savills



Entrance hall • Sitting room • Kitchen and dining room •
Conservatory • Cloakroom • Five bedrooms (one en suite) •
Family bathroom • Detached double garage • Rear garden and
terrace • EPC rating C

About this property

41 New Heritage Way is an attractive double fronted modern house built in 2010, offering generous accommodation extending to over 1,400 square feet and arranged over three floors.

The well-presented interior has a pleasing layout which is well-suited to family life. The front door opens to a central entrance hall, off which lies a cloakroom with WC and from where the staircase, which has a useful under stair cupboard, rises to the upper floors. The dual-aspect sitting room has a contemporary bio-fuel fire and French doors opening to the garden; the kitchen and dining room is also dual-aspect and is fitted with a range of wood-effect units and integrated appliances, with ample space for a breakfast table and French doors opening to the west-facing conservatory.

On the first floor are three bedrooms (one with an en suite shower room) and a family bathroom; there are two further double bedrooms on the second floor.

The house is approached via a block paved driveway (over which three neighbouring properties have a right of way) and has the benefit of a double garage with power, lighting and parking spaces ahead of it.

There is gated access to the rear garden, which is enclosed by close-board fencing and laid to lawn, with shrub and flower borders to the side and a split-level, L-shaped terrace lying adjacent to the house and the southern side of the garden.



Local information

New Heritage Way is a modern residential development situated in a delightful rural position on the northern edge of Chailey Common.

North Chailey has a garage and shop which provides for day to day needs; there are further amenities at Newick (2.5 miles) including a shop, newsagent with Post Office, pharmacy, butcher, bakery, three public houses, Indian restaurant and a health centre. The pretty village of Fletching (three miles) has a primary school, cricket club, deli/village shop and is home to the award winning Griffin Inn public house.

The towns of Haywards Heath (six miles), Uckfield (seven miles), and Lewes (eight miles) all offer supermarkets, leisure centres and a range of restaurants.

As well as wonderful walks on the doorstep, there is a vibrant cultural and arts scene in Sussex, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events. The Bluebell Railway, a heritage steam railway, and Sheffield Park National Trust gardens are in neighbouring Sheffield Park.

There are frequent rail services from Haywards Heath (station six miles) to London Bridge, London Victoria and St Pancras International, journey time from 45 minutes. Further services at Cooksbridge and Lewes (six and nine miles respectively).

Schools: There are many highly regarded state and independent schools in the area, including Chailey St Peters, Newick and Fletching C of E primary schools, Chailey Secondary School (which runs a bus service from New Heritage Way), Cumnor House School in Danehill, Great Walstead, Brambletye, Ardingly and Hurstpierpoint Colleges, Lewes Old Grammar School and Burgess Hill Girls.

All distances and journey times are approximate.

Services

Gas fired central heating. Mains gas, electricity, water and drainage, plus reed bed system for grey water.

Outgoings

Lewes District Council, 01273 471600. Tax band F.

Energy Performance

A copy of the full energy performance certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000.



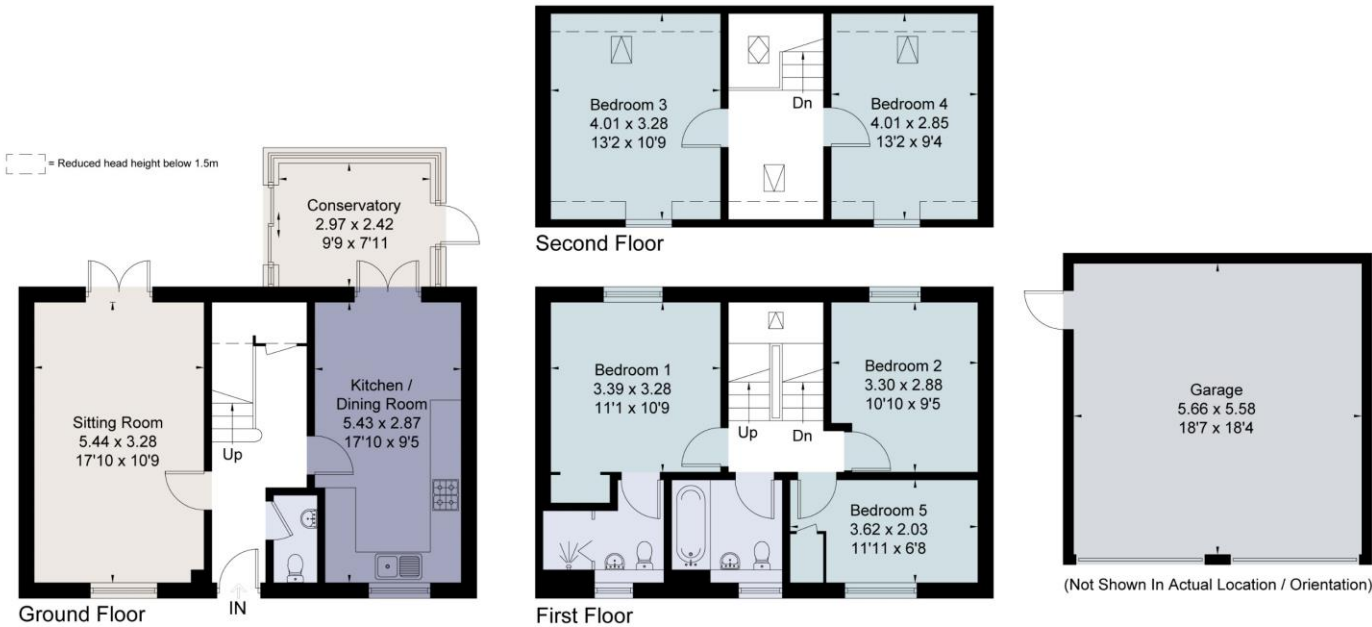


41 New Heritage Way, North Chailey, Lewes, East Sussex BN8 4GD

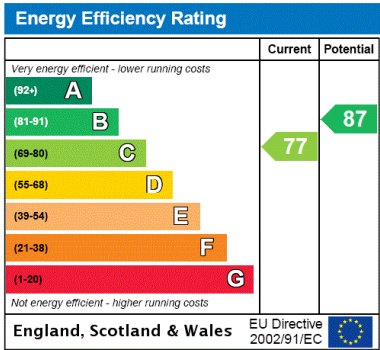


Jason North
Haywards Heath
01444 446 000
jason.north@savills.com

Approximate Area = 133.2 sq m / 1434 sq ft
Garage = 31.6 sq m / 340 sq ft
Total = 164.8 sq m / 1774 sq ft
Including Limited Use Area (6.7 sq m / 72 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 306678



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220915JRCK. Photographs taken: September 2022.

