



**Price**  
**£550,000**

**Freehold**

4x  2x  3x 

**Haywards Heath Road,  
North Chailey, Lewes,  
East Sussex, BN8**

**OVER 60?**

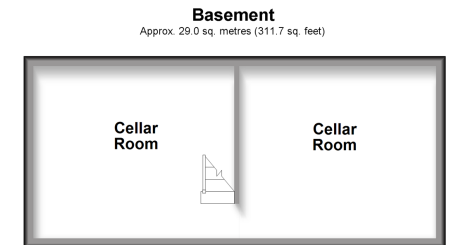
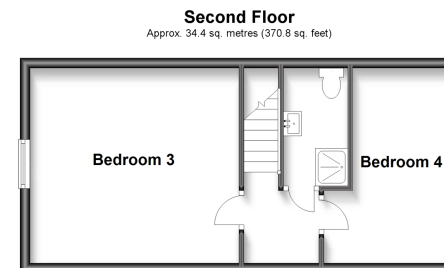
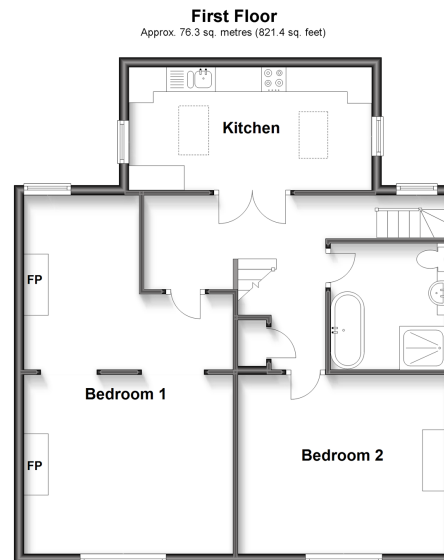
Secure this property  
for up to **59% less!**



Video Tour available

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## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 28'1 x 12'4 (8.57m x 3.76m)  
Study: 13'10 x 8'10 (4.22m x 2.69m)  
Dining Area: 13'9 x 11'7 (4.19m x 3.53m)  
Kitchen/Utility Room: 11'3 x 7'10 (3.43m x 2.39m)  
Potential Cloakroom Area: 8'10 x 7'10 (2.69m x 2.39m)  
Potential Kitchen Area: 24'0 x 9'2 (7.32m x 2.80m)

### FIRST FLOOR

Landing  
Kitchen: 17'11 x 7'9 (5.46m x 2.36m)  
Bedroom 1: 24'4 x 13'7 (7.42m x 4.14m)  
Bedroom 2: 14'0 x 12'1 (4.27m x 3.69m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 3: 13'9 x 12'11 (4.19m x 3.94m)

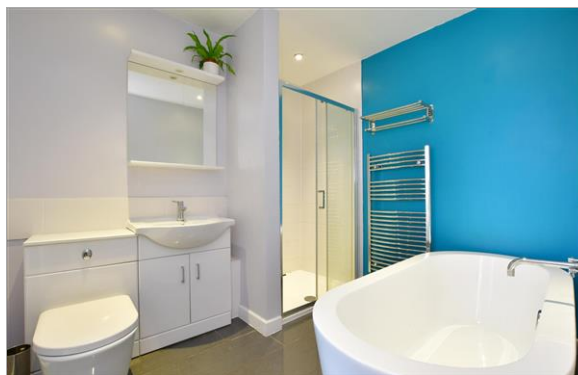
Bedroom 4: 12'8 x 8'9 (3.86m x 2.67m)  
Shower Room

### BASEMENT

Cellar Room 1: 13'6 x 11'6 (4.12m x 3.51m)  
Cellar Room 2: 13'6 x 11'10 (4.12m x 3.61m)

### OUTSIDE

Out building: 20'0 x 8'7 (6.10m x 2.62m)  
Rear Garden  
Off Road Parking



## Main features

- Detached Victorian home which used to be a cafe
- Set over 4 floors and having 2 cellars
- Currently council tax band A which will increase
- Exposed brick work and period features
- 4 x Double bedrooms
- 2 x Bathrooms
- Close to Chailey Common
- 20'00 - 8'07 outbuilding which would be used as an annexe or home office



### Nearest Schools

Primary Schools: Chailey St Peter's C of E Primary 0.9 miles, Newick C of E Primary 1.5 miles  
 Secondary Schools: Chailey School 2.6 miles, Oathall Community College 3.9 miles  
 Further Education: Chailey Heritage School 0.4 miles



### Transport Information

Train Stations: Plumpton 3.5 miles, Haywards Heath 4.3 miles, Wivelsfield 4.3 miles



### Address

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



### Directions

For directions to this property please contact us.





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Call Haywards Heath Branch 01444 411132 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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