



**OVER 60?**

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

**Guide Price**  
**£650,000**

**Freehold**

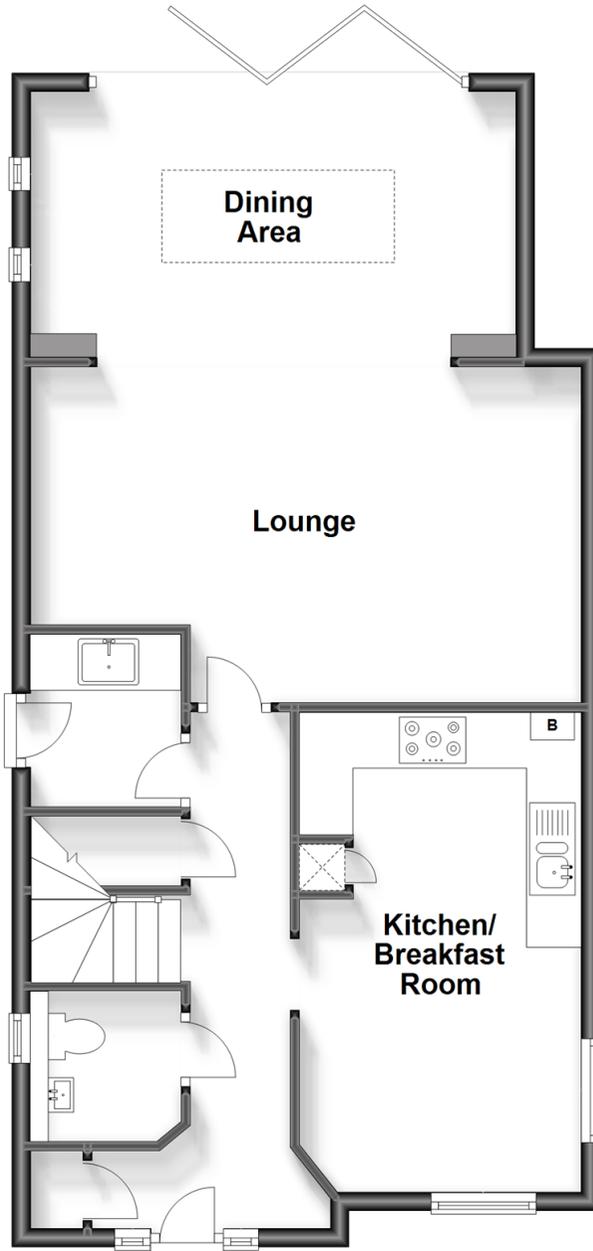
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**Charters Gate Way,  
Wivelsfield Green,  
Haywards Heath, East  
Sussex, RH17**

**cubitt & west**  
Helping you move forwards

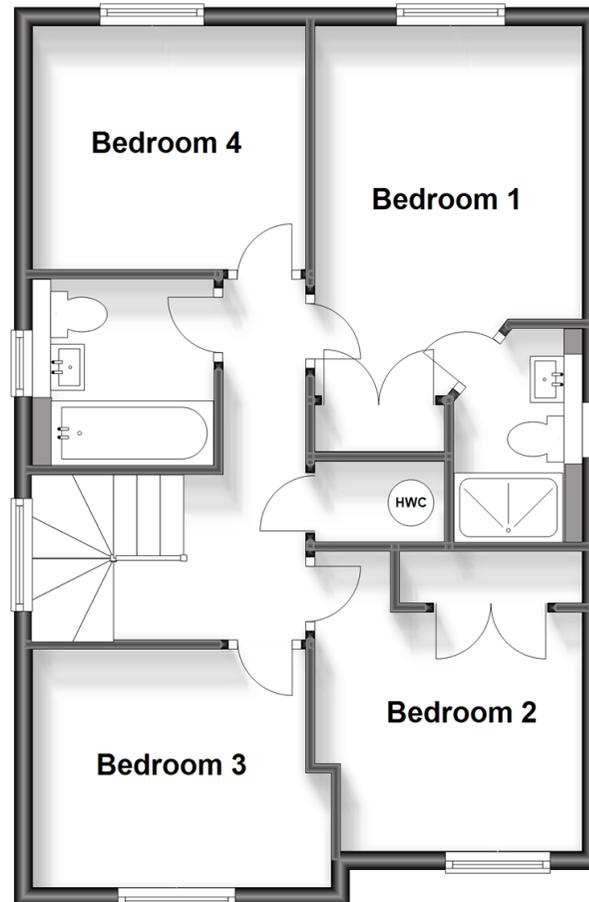
## Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 19'11 x 10'5 (6.07m x 3.18m)

Dining Area: 17'6 x 9'5 (5.34m x 2.87m)

Kitchen/Breakfast Room: 17'4 x 10'2 (5.29m x 3.10m)

Utility Room: 6'2 x 5'2 (1.88m x 1.58m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 9'10 (3.99m x 3.00m)

En-suite Shower Room

Bedroom 2: 11'1 x 9'10 (3.38m x 3.00m)

Bedroom 3: 11'0 x 8'4 (3.36m x 2.54m)

Bedroom 4: 9'8 x 8'11 (2.95m x 2.72m)

Bathroom

### OUTSIDE

Rear Garden

Garage: 19'10 x 9'7 (6.05m x 2.92m)



## Main features

- Beautifully presented extended house with en-suite and utility room
- Cul-de-sac location with garage & off road parking
- 17'06 - 9'05 Extension with by-fold doors to rear garden
- Current vendors have installed a EV charger point & artificial grass in the rear garden
- Countryside walks in close proximity



### Nearest Schools

Primary Schools: Wivelsfield Primary 0.2 miles, Manor Field Primary 2.1 miles, Chailey St Peter's C of E Primary 2.2 miles

Secondary Schools: Chailey Heritage School 1.8 miles



### Transport Information

Train Stations: Wivelsfield 2.1 miles, Plumpton 2.5 miles, Burgess Hill 2.6 miles



### Address

Charters Gate Way, Wivelsfield Green, Haywards Heath, East Sussex, RH17



### Directions

For directions to this property please contact us.



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