

**OVER 60?**

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



**Price**

**£650,000**

**Freehold**

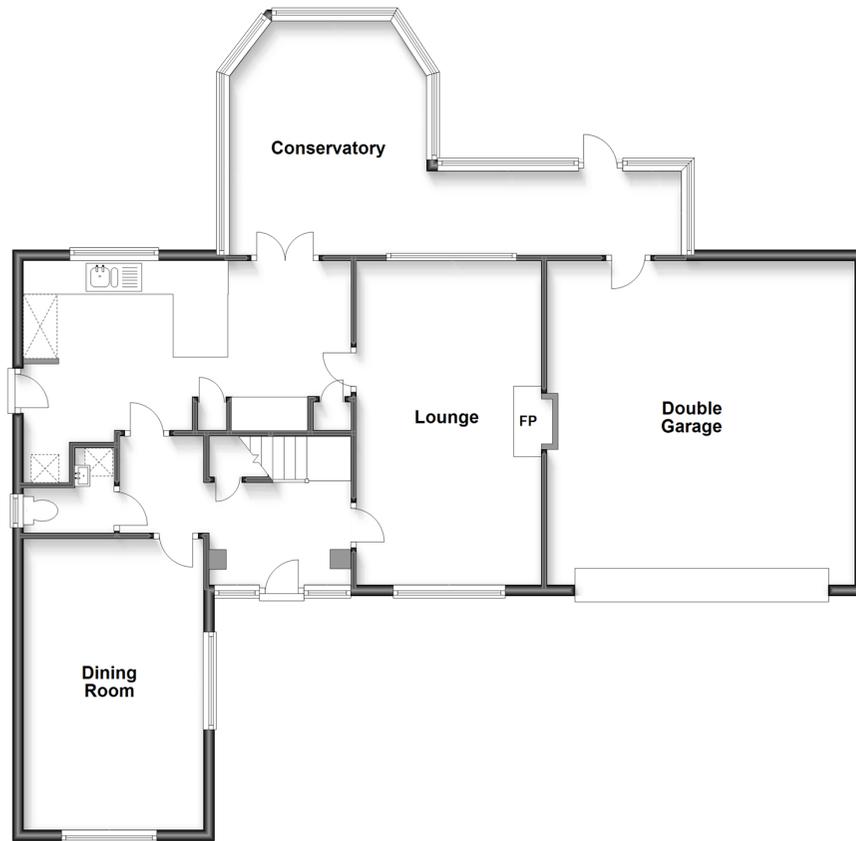
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Hornbuckles Close, South Chailey, East

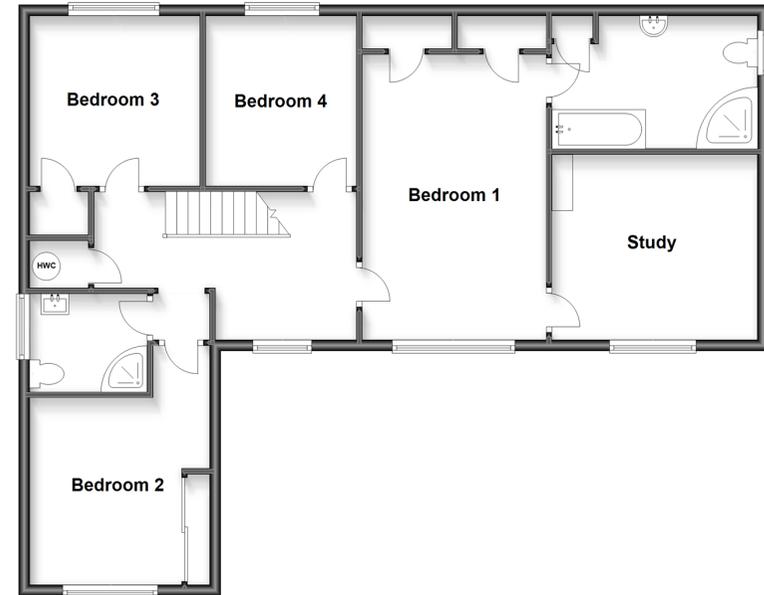
Sussex, BN8

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**Ground Floor**  
Approx. 122.2 sq. metres (1315.1 sq. feet)



**First Floor**  
Approx. 89.7 sq. metres (965.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Dining Room: 16'7 x 10'8 (5.06m x 3.25m)  
Lounge: 18'9 x 11'2 (5.72m x 3.41m)  
Kitchen/Diner: 19'4 x 10'6 (5.90m x 3.20m)  
Conservatory: 14'2 x 12'7 (4.32m x 3.84m)

### FIRST FLOOR

Landing  
Study: 12'1 x 10'9 (3.69m x 3.28m)  
Bedroom 1: 10'0 x 9'9 (3.05m x 2.97m)  
Ensuite Bathroom  
Bedroom 2: 10'9 x 10'6 (3.28m x 3.20m)  
Bedroom 3: 9'9 x 9'0 (2.97m x 2.75m)  
Bedroom 4: 16'6 x 10'8 (5.03m x 3.25m)  
Shower Room

### OUTSIDE

Front, Side & Rear Gardens  
Double Garage & Driveway



## Main features

- A wonderful family home with a beautiful garden & secluded patio area
- Private gated driveway with double garage
- Main bedroom with en suite bathroom & study
- Wood panelled dining room
- Peaceful countryside location yet walking distance to the local school & shop



### Nearest Schools

Primary Schools: Chailey St Peter's C of E Primary (with nursery school adjacent) 1.7 miles, Hamsey Community Primary 2.6 miles, Plumpton Primary 3.2 miles. Secondary Schools: Chailey School 0.4 miles, Chailey Heritage School 2.8 miles, Downlands Community School 5.1 miles



### Transport Information

Train Stations: Cooksbridge 2.9 miles, Plumpton 3.4 miles, Burgess Hill 5.7 miles, Lewes 5.8 miles



### Address

Hornbuckles Close, South Chailey, East Sussex, BN8



### Directions

For directions to this property please contact us.



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Call Lewes Branch (01273) 471231 ■ [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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