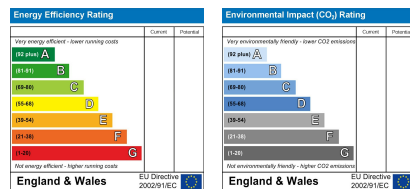


Ground Floor

Approx. Gross Internal Floor Area 1328 sq. ft / 123.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Rosedene, Hazeldene Lane, North Chailey, BN8 4HH

Offers Over £700,000 Freehold

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Rosedene, Hazeldene Lane, North Chailey, BN8 4HH

What we like...

- * Superb open plan kitchen/dining/family room with doors to garden
- * Exceptional plot that extends to one fifth of an acre with glorious garden.
- * Four bedrooms which provide an immense amount of versatility.
- * Peaceful semi-rural setting with easy access east and west via the A272.
- * Large loft providing huge scope for conversion if required.

Welcome Home

Rosedene is a beautifully presented and thoughtfully extended four-bedroom detached bungalow, offering approximately 1,328 sq ft of stylish, versatile accommodation in a peaceful semi-rural setting in North Chailey. Positioned along a quiet no-through road, the home combines the ease of single-storey living with a spacious, modern layout, generous parking, a large rear garden and a superb outlook towards mature woodland beyond.

The bungalow has been carefully improved to create a home that feels both practical and welcoming, with light-filled interiors, contemporary finishes and a layout well suited to modern family life. The accommodation flows particularly well, with the principal living space arranged to the rear of the house, opening directly onto the terrace and garden. This creates a lovely connection between inside and outside, making the home ideal for relaxed day-to-day living, entertaining and family gatherings.

The heart of the home is the impressive open-plan dining/family room, a generous space measuring over 24ft in length, with wide glazed doors opening onto the rear terrace. This room enjoys a bright, sociable feel and provides ample space for a large dining table, while still allowing for informal seating or family use. Adjoining this is a cosy reception room, neatly arranged as a more intimate sitting area, with built-in storage and media shelving. A log-burning stove adds warmth and character, creating an inviting focal point during the colder months.

The kitchen is smartly appointed with shaker-style cabinetry, pale work surfaces and a practical breakfast bar, providing a useful everyday seating area. Integrated and freestanding appliances are well catered for, with thoughtful storage, a wine cooler and an open connection through to the dining space, allowing the kitchen to remain sociable without compromising its functionality. A separate utility room adds further practicality, with a WC and space for laundry appliances, keeping the main living areas uncluttered.

A further playroom/snug sits off the rear section of the property, offering excellent flexibility. It could work equally well as a children's playroom, home office, hobby room or quiet reading space, making the house particularly adaptable for families, downsizers or those working from home.

There are four bedrooms, all arranged across the ground floor. The principal bedroom sits to the front of the house and is a generous double, with a bay window drawing in natural light. The remaining bedrooms are well proportioned and provide flexibility for children, guests or home working. The modern family bathroom is fitted with both a bath and separate walk-in shower, giving the house a practical arrangement for family life.

Step Outside

Outside, Rosedene is approached via a broad driveway providing off-road parking for multiple vehicles. The front elevation has an attractive blend of brickwork, white-framed windows and soft grey weatherboarding, giving the property a smart, contemporary appearance while retaining the charm of a bungalow.

To the rear, the garden is a real highlight. A large Indian sandstone terrace spans the back of the house, creating an excellent outdoor entertaining area with plenty of space for dining furniture, seating and summer gatherings. Steps lead down to a generous lawn, bordered by mature planting, hedging and established trees, with a pleasing sense of privacy and a green outlook beyond. The garden offers excellent space for children, pets and outdoor living, with useful sheds positioned towards the far end for storage. In total, the plot extends to 0.20 acres.



Scope/Potential

The property also benefits from a sizeable loft, which offers potential for future conversion, subject to the necessary permissions and consents. This could provide scope to create additional accommodation, perhaps a principal suite, while still retaining the bungalow's generous ground-floor footprint.

Out & About

Hazeldene Lane is a peaceful lane tucked just off the A272 in the popular Sussex village of North Chailey. Location wise, the historic county town of Lewes is within easy reach, known for its independent shops, cafés, antiques and cultural life, while Haywards Heath provides fast mainline rail connections to London and Brighton. Uckfield and Burgess Hill offer further retail, schooling and leisure facilities, making the location both well connected and practical. Gatwick Airport is readily accessible for both domestic and international travel.

Chailey Common lies close by, offering wide heathland, woodland paths and far-reaching views across the Sussex landscape. The area is particularly well suited to those who value an outdoor lifestyle, with a network of footpaths and bridleways weaving through the nearby countryside. The nearby Bluebell Railway adds a distinctive local character, running through the surrounding countryside and reinforcing the area's heritage appeal. Newick village, a short drive away, provides a broader range of amenities including independent shops, a bakery, café, post office, pharmacy, doctors' surgery and well-regarded local pubs. For dining, The Griffin at Fletching is a notable destination, set within one of Sussex's most picturesque villages.

The area is well regarded for schooling, with Newick Primary School, Chailey Secondary School and Chailey Heritage School all close by. Cumnor House, a highly regarded independent preparatory school, is also within easy reach.

Together, North Chailey offers a considered balance of rural calm and everyday convenience, with easy access to neighbouring towns, transport links and some of the county's most attractive countryside.

The Specifics

Title Number: ESX264261
Tenure: Freehold
Local Authority: Lewes District Council
Council Tax Band: E
Plot Size: 0.20 acres

We believe that this information given is correct but we cannot guarantee its accuracy and recommend that any intending purchasers check details personally before exchange of contracts.

