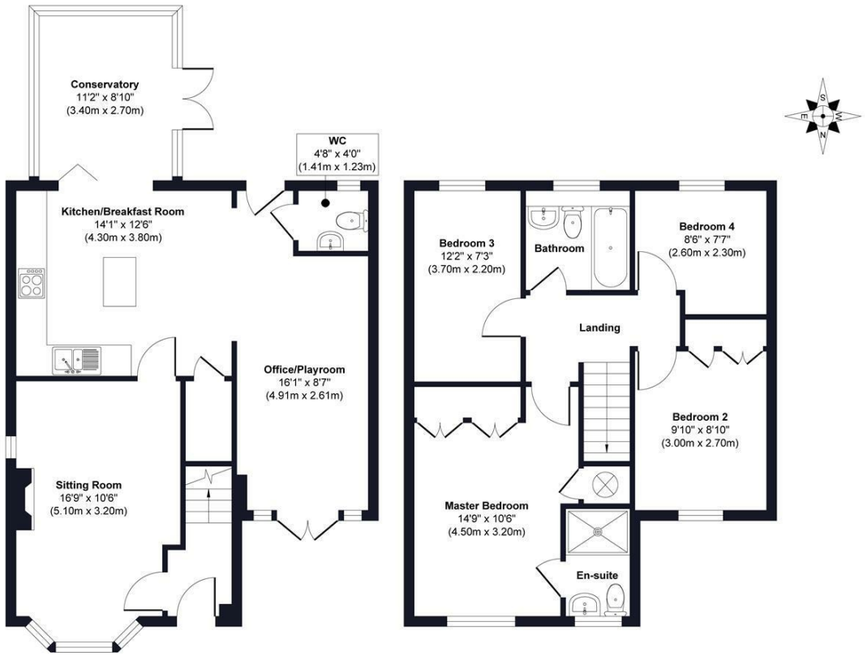


Ground Floor
Approximate Floor Area
655 sq. ft
(60.88 sq. m)

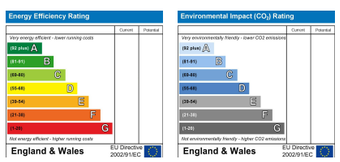
First Floor
Approximate Floor Area
551 sq. ft
(51.25 sq. m)

Approx. Gross Internal Floor Area 1206 sq. ft / 112.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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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.







58 New Heritage Way, North Chailey, BN8 4GD

Guide Price £550,000 Freehold

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58 New Heritage Way, North Chailey, BN8 4GD

Guide Price £550,000 - £575,000

What we like...

* Fabulous open-plan kitchen, dining, family room, opening onto conservatory and garden

* Delightful semi-rural location close to Chailey Common

* South-facing rear garden with lovely wooded backdrop.

* Easy access to Newick, Haywards Heath and Lewes

Guide Price £550,000 - £575,000

Welcome Home

A well-planned four-bedroom detached home offering around 1,200 sq ft of versatile accommodation, set in a semi-rural position on the edge of Chailey Common. Built in 2007 by Taylor Wimpey, the house has been adapted to suit modern family life, with the original garage converted to create a substantial office/playroom alongside a generous kitchen/breakfast room, separate sitting room and conservatory.

The ground floor has a particularly practical flow. From the central entrance hall, the sitting room sits to one side and is a comfortable, well-proportioned space with a broad bay window bringing in plenty of natural light. On the opposite side, the former garage has been converted to create an excellent office/playroom, adding a genuinely useful extra living space that could equally work as a snug, hobby room or occasional guest room.

Much of the day-to-day living naturally centres around the kitchen/breakfast room at the rear. Finished with Shaker-style cabinetry, pale work surfaces, a range-style cooker and a large central island, there is generous preparation space together with room for several stools. It is an easy, sociable room that works just as well for breakfast and homework as it does for cooking and entertaining.

Wide folding doors link the kitchen directly with the conservatory, allowing the two spaces to work together when wanted. Currently used as a dining area, the conservatory makes a natural extension of the kitchen and enjoys plenty of light from its glazed roof and windows, with double doors opening straight onto the garden. The arrangement creates a good connection between the main living space and outside, particularly through the warmer months. A ground floor cloakroom completes the accommodation on this level.

Upstairs, the master bedroom is a generous double with a wall of fitted wardrobes and its own en-suite shower room. There are three further bedrooms, two of which are comfortable doubles, together with the family bathroom. The first-floor layout is simple and efficient, with all four bedrooms arranged around a central landing.

Step Outside

Outside, the south-facing rear garden is designed to be easily manageable, with a broad paved terrace adjoining the house and conservatory and a raised lawn beyond. Mature trees form a green backdrop and reminder of the position on Chailey Common whilst giving the garden a pleasantly private feel, while there is enough space for outdoor dining, children and entertaining without creating a large maintenance commitment. To the front, the block-paved frontage provides off-road parking.

New Heritage Way is particularly well placed for buyers wanting countryside close at hand without feeling isolated. Chailey Common surrounds the area with beautiful natural heathland, woodland and open countryside, providing excellent walking and a real sense of space almost from the doorstep.



Out & About

North Chailey offers a particularly appealing balance of village life and open countryside, while remaining well connected to the surrounding towns. The neighbouring village of Newick is just a few minutes away and provides a good range of everyday amenities centred around its attractive village green, including local shops, cafés and traditional pubs. Among the area's better-known places to eat and drink are The Bull on the Green in Newick, a historic 16th-century coaching inn, and The Griffin Inn at nearby Fletching, a highly regarded country pub overlooking the Ouse Valley.

One of the defining features of the location is Chailey Common, which surrounds much of the village and provides a wonderful natural backdrop to everyday life. Extending to some 450 acres, it is one of the largest commons in the south of England and is designated both a Local Nature Reserve and Site of Special Scientific Interest. Its mixture of heathland, woodland, ponds and open spaces creates miles of opportunities for walking and dog walking, with horse riding also permitted, while the common supports a rich variety of wildlife and is grazed in places by sheep, ponies and cattle.

Haywards Heath is around six miles away, providing a wider range of shops and leisure facilities together with its mainline railway station, offering regular services to London, Brighton and Gatwick. Gatwick Airport is also within comfortable driving distance.

Families are also well served by Chailey St Peter's CE Primary School, Newick Primary and Chailey Secondary School.

Slightly further afield are Sheffield Park, the Bluebell Railway, Lewes, Ashdown Forest and the South Downs, giving North Chailey a strong combination of countryside, connectivity and local amenities.

The Specifics

Title Number: ESX320313
Tenure: Freehold
Council Tax Band: E
Available Broadband Speed: Ultrasfast Fibre

NB - AML Obligations

In line with our obligations, any intending purchaser will be subject to relevant Anti-Money Laundering checks. To ensure total independence we use a third party company called 'iamproperty' and the check is undertaken via their "Move Butler" platform. There is a charge of £20 per purchaser to complete these checks and this happens before a sale enters the conveyancing process.



