



Fantasy, Kilwood Lane, South Chailey, Lewes, East Sussex, BN8 4AU
Guide Price £275,000 - £300,000

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This period detached cottage offers light and spacious accommodation and is in need of updating and repair. There are attractive gardens surrounding the property extending to 0.8 hectares (0.2 acres) including a large brick built detached garage and shared driveway to be sold at Auction.

The Property

This detached period character cottage offers light and spacious accommodation and is in need of updating and repair. There are attractive gardens surrounding the property, extending to 0.8 hectares (0.2 acres), including a large brick-built detached garage and shared driveway with parking area in front. The property is arranged over two floors and retains many original features, has a gas heating system (TBC) via radiators and double glazing. It provides an ideal opportunity to refurbish and extend the building, subject to all necessary consents being obtainable.

The property is conveniently situated in a cul-de-sac in South Chailey, just off the A275 between Lewes and Haywards Heath. There are local shopping facilities and amenities in the vicinity, with excellent road links to London, Gatwick, and all surrounding areas via the nearby A22 and A23.

On the Ground floor is an Entrance hall, open staircase to first floor, living room, dining room, kitchen, utility room, office, conservatory and shower room/W.C. On the first floor is a Spacious landing, four bedrooms and bathroom/ W.C. Outside there are gardens surrounding the property, mainly laid to lawn, with brick patio and mature tree and shrub borders, with side access, brick-built detached garage with up-and-over door and shared driveway with parking area. The land extends to 0.8 hectares (0.2 acres).

The Location

Chailey is a popular rural village and has an excellent general store and post office, a newly renovated public house, and OFSTED rated 'good' primary and secondary schools nearby. Chailey Common Nature Reserve offers a vast common with footpaths and bridleways linking neighbouring villages. The property is 6.2 miles to Haywards Heath, 7.3 miles to Uckfield and 8.5 miles to Lewes for mainline train services to London.

**This Property will be sold at Auction by Clive Emson
Auctioneers Brighton on 18/09/24.**





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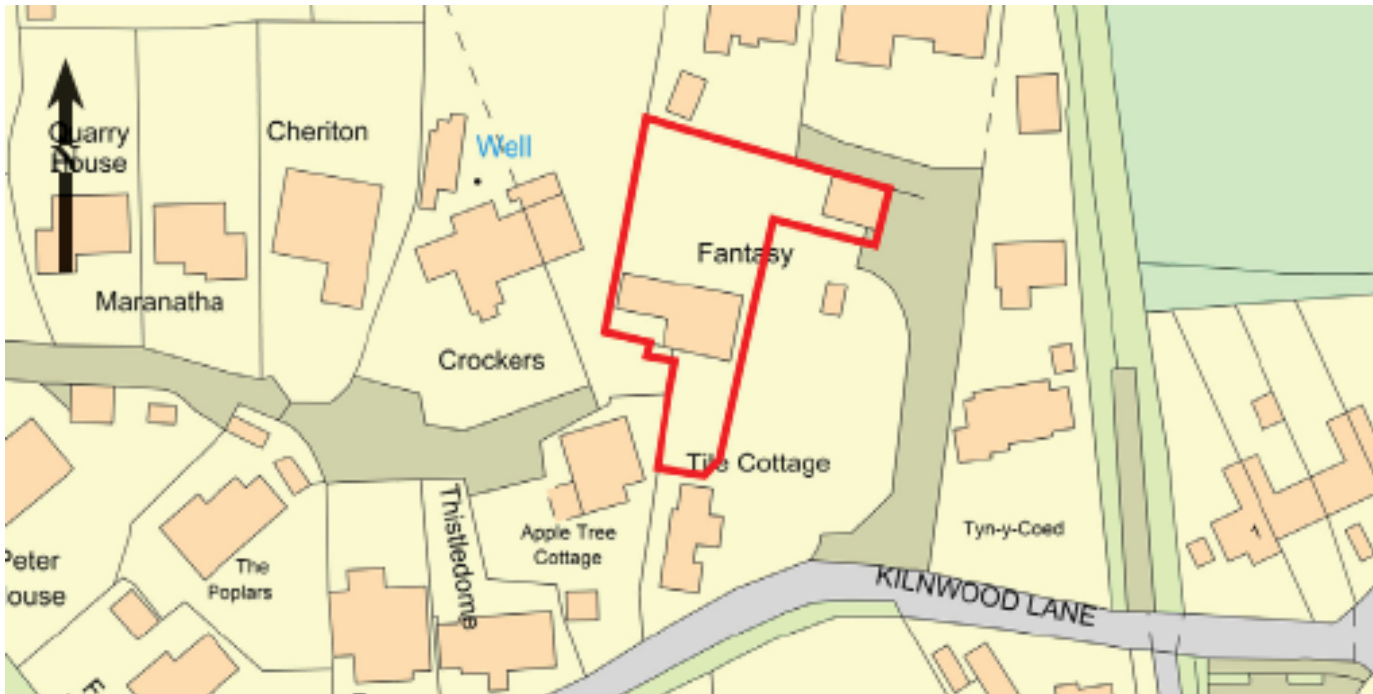
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	12 G	

Agents Notes
Tenure - Freehold
Council Tax - Band F
EPC - G



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