

Charters Gate Way 6

Wivelsfield Green

Welcome Home

If you're looking for a quintessential village lifestyle coupled with all the convenience and ease of a modern home built in 2017, then this fabulous detached home on the sought-after Charters Gate Way, Wivelsfield Green will surely be on your shortlist. The symmetrical façade sits behind a post & rail fence and pretty garden to create a kerb appeal rarely seen with newer homes.

With gorgeous interiors and a modern high spec finish, this beautiful home is perfect for modern family living with spacious, well-arranged living space and a meticulous care that shines throughout the home.

Upon entry you're welcomed by an inviting central hallway that leads to each of the ground floor living spaces.





Let Me Entertain You

The heart of any home is the kitchen/diner and this kitchen is a standout feature in a home that blends elegant design with practical functionality. This is a sleek space designed with everyday living and entertaining in mind. The contemporary, handleless units give a streamlined and elegant look, complemented by high-gloss finishes that reflect natural light beautifully. Black granite worktops offer a striking contrast, while also providing ample preparation space. The kitchen is equipped with a full range of integrated appliances, including a Bosch double oven, gas hob with stainless steel extractor, and a built-in dishwasher, ensuring everything you need is within easy reach.

The large window above the sink not only frames views of the garden but also allows natural light to pour in. French doors open out from the dining area to the garden to give the “inside-outside” living space most of us desire.

Off the kitchen is the utility, which hides away the noisier appliances and has a door that leads out to the garden – a handy room after a muddy dog walk.

The Heart Of The Home

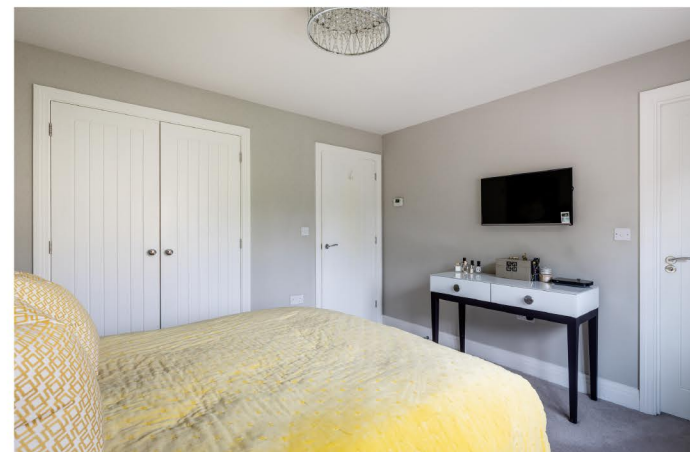
Over the hall is the beautifully presented sitting room which offers a refined and welcoming atmosphere, thanks to its soft, neutral colour palette and tasteful décor. Light floods in through the full-height glazed doors, which not only frame views of the garden but also create a seamless connection to the outdoor space.

For those who work from home, there is a generously proportioned study. This could also be used as a snug or gaming room for teenagers.

There is also a modern ground floor cloakroom and handy understairs storage cupboard.







Bed, Bath & Beyond

A turned staircase rises to the central first floor landing where you'll find four generous double bedrooms and two bath/shower rooms.

The main bedroom has fitted wardrobes and its own stylish ensuite shower room. The second, third and fourth bedrooms are served by the contemporary family bathroom.

Being a modern home (built in 2017), there are high levels of insulation and high performance double glazing, complimented by gas fired central heating. For those who work from home or like to stream, there is an Ultrafast fibre broadband connection.







An Outside Oasis

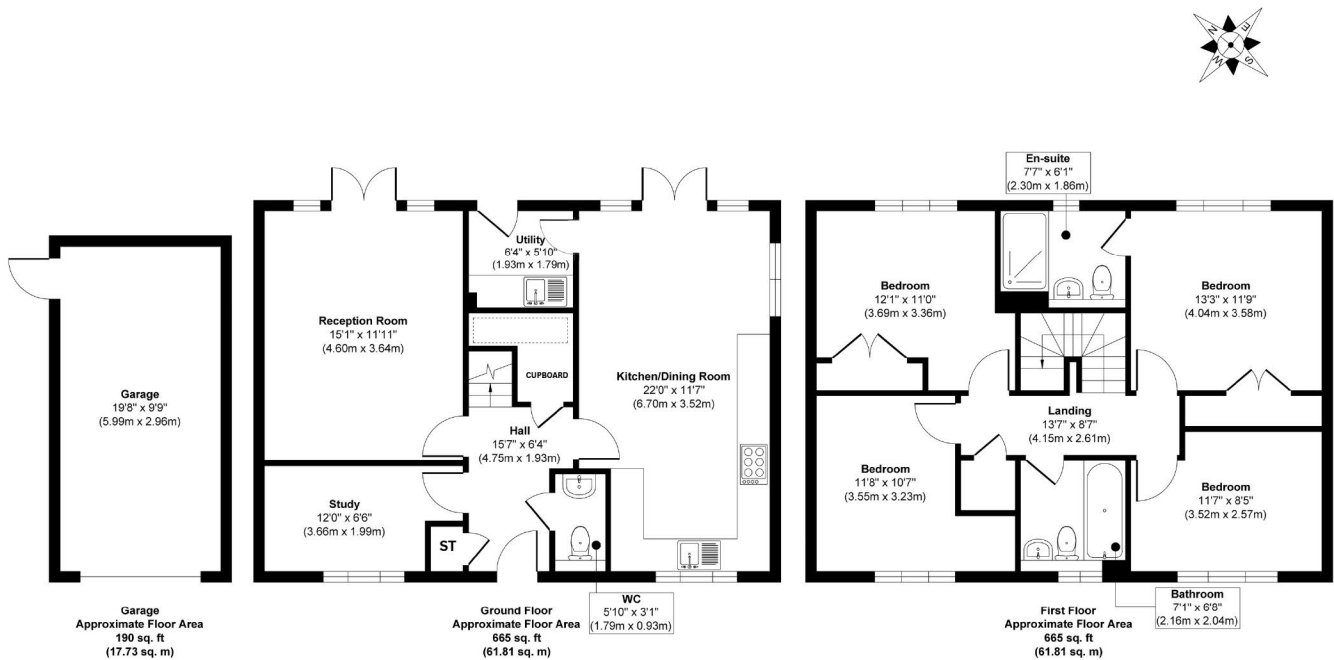
Stepping outside, the attractive rear garden offers a well-balanced mix of lawn, patio, and decking—ideal for both relaxation and outdoor entertaining. A generous paved terrace flows directly from the house, providing a perfect spot for al-fresco dining or lounging in the sun. French doors create an easy connection between indoor and outdoor living.

The garden is thoughtfully landscaped with well-stocked borders, mature planting, and climbing greenery that softens the brickwork. A separate decked area adds versatility and character, while a garage has side access offers practical storage or potential for conversion. Enclosed and private, with established trees in the backdrop, the garden feels like a peaceful retreat.

The front garden is arguably even prettier with beautiful roses and ornamental planting that catch your eye.

Adjacent to the house is driveway parking which leads to the garage.





**Approx. Gross Internal Floor Area 1330 sq ft
/ 123.56 sq. m (excluding Garage)**

Approx. Gross Internal Floor Area 1520 sq. ft / 141.35 sq. m (Including Garage)

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

Produced by Elements Property

The Finer Details

Tenure: Freehold

Title Number: ESX391441

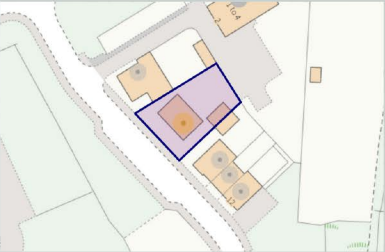
Local Authority: Lewes District Council

Council Tax Band: F

Plot Size: 0.09 acres

Available Broadband Speed: Ultrafast Fibre

We believe this information to be correct but recommend intending buyers check details personally as we cannot guarantee its accuracy. Any information in this marketing brochure cannot be used as part of an offer.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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