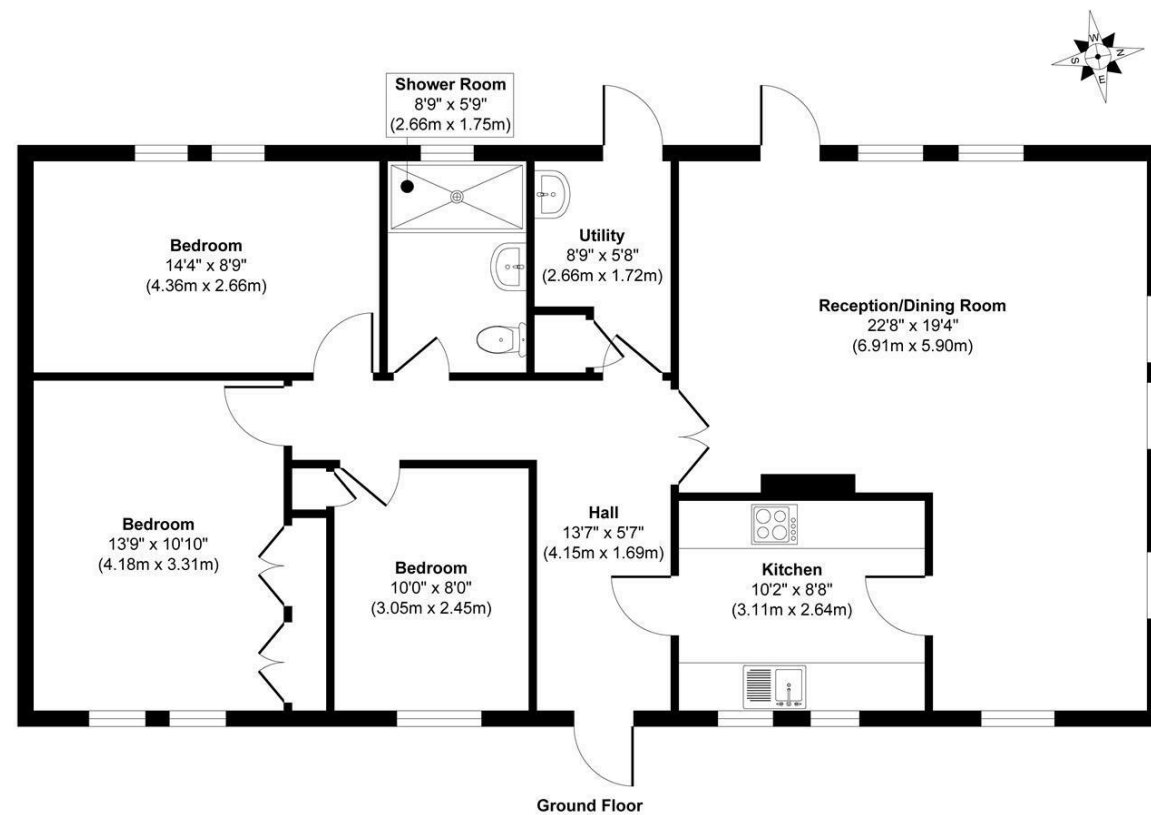
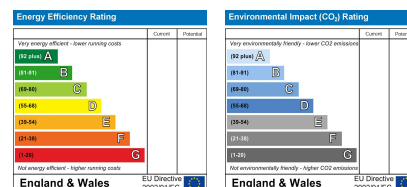




Approx. Gross Internal Floor Area 1043 sq. ft / 96.94 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



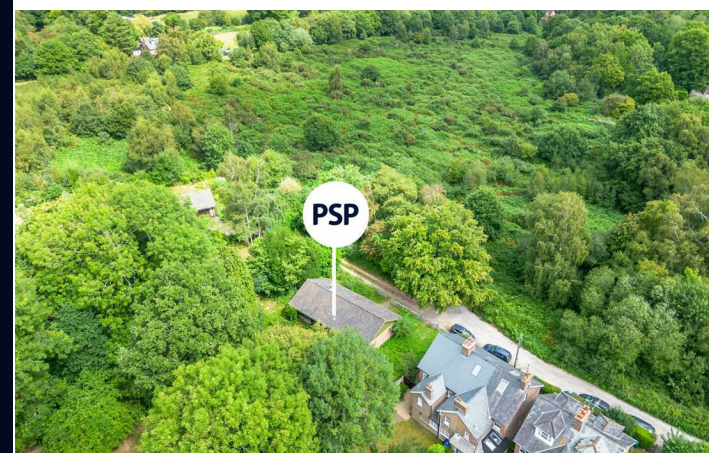
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



Change Lands, Haywards Heath Road, North Chailey, East Sussex, BN8 4EZ

Guide Price £475,000 Freehold

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Change Lands, Haywards Heath Road, North Chailey, East Sussex, BN8 4EZ

Guide Price £475,000 - £500,000

What we like...

* Superb plot on 0.43 acres offering possible development opportunities.

* Tucked away position away from passing traffic and close to open countryside/woodland.

* Huge scope to modernise and create a home to your individual taste.

* Easy access to Newick, Haywards Heath, Lewes and Burgess Hill.

* No chain

Guide Price £475,000 - £500,000

The Home...

Change Lands is a detached bungalow sitting on an enviable 0.43 acre plot in a tucked away position within a literal stone’s throw of Red House Common, making this the perfect location for any lover of the great outdoors.

Internally, the home would now benefit from modernisation and renovation but offers spacious and well-arranged accommodation that extends to 1,043 sq ft with three good size bedrooms and a large open plan sitting/dining room that is the heart of the home with a triple aspect that makes the most of the leafy outlooks.

The kitchen offers plenty of storage but would benefit from updating and there is certainly scope to knock through, if you wanted more open plan space. There is also a separate utility that leads out to the garden too.

Scope/Potential.

There is, in our opinion, huge scope to extend and/or remodel the home to your own personal taste. The plot is also such a good size that it could lend itself to demolition and redevelopment. Any work is of course subject to gaining any necessary consents.

Out & About

North Chailey is a popular village surrounded by glorious open countryside. For every day essentials there is a convenience store at the petrol station. There are highly regarded primary schools at Chailey Green, Plumpton and neighbouring Newick. For secondary, Chailey Secondary School is nearby whilst Chailey Heritage School has a fantastic reputation. Newick itself offers more extensive amenities including a selection of stores (butchers, bakers, village store, cafe & Newick Tandoori), three pubs, Doctor's Surgery and a Pharmacy.

For commuters, Haywards Heath’s mainline station lies five miles west and provides fast and regular services to London, Gatwick Airport and Brighton. The surrounding areas can be easily accessed via the A272 providing road access through Sussex to both the East & West.



The home sits in the heart of Chailey Common. In this location you have over 180 hectares of open countryside, heathland and common land right on your door step with plenty of walks and bridleways, fully open to the public and perfect for dog walking & horse riding. The site itself is one of the largest areas of open lowland heath left in East Sussex and was designated as a Site of Special Scientific Interest in 1954 and Local Natural Reserve in 1964.

Just to the North of the house is Chailey Windmill, a Grade II listed Smock Mill. The Mill was working and producing flour until 1911. There are also playing fields directly opposite and home to ‘Chailey & Newick Colts’ – a thriving Junior Football Side running teams from 5 – 18 years old.

The Finer Details

Tenure: Freehold

Title Number: ESX96187

Local Authority: Lewes District Council

Council Tax Band: E

Plot Size: 0.43 acres

We believe this information to be correct but recommend intending buyers check personally.

