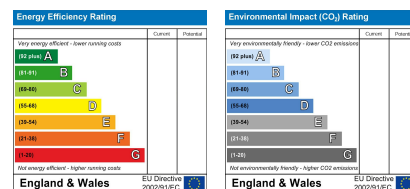


**Approx. Gross Internal Floor Area 2183 sq. ft / 202.90 sq. m (Including Garage)**

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

Produced by Elements Property



**1 Grammar Court Mill Lane, North Chailey, BN8 4EG**

**Guide Price £600,000 - £650,000 Freehold**

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VIEWING BY APPOINTMENT WITH PSP HOMES

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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.

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1 Grammar Court Mill Lane, North Chailey, BN8 4EG

Things we love...

- Impressive 2,184 sq ft of characterful accommodation
- Set within approximately six acres of beautiful communal grounds
- Superb 23'1 x 19'7 double aspect sitting room
- Views towards Chailey Windmill and the South Downs
- Double garage, additional parking and no onward chain

#### Grammar Court, Chailey...

With its origins in the former Chailey Heritage School, Grammar Court carries a wonderful sense of history. Built in the 1930s and later converted into residential homes in the 1990s, it now forms an elegant collection of characterful properties set within approximately six acres of beautifully maintained grounds adjoining Chailey Common Nature Reserve.

This impressive four bedroom wing extends to approximately 2,183 sq ft including the garage, and retains much of the scale and presence you would hope for from a building of this heritage. Tall windows, generous proportions and long views across the grounds give the home a wonderful sense of space, while the interiors have been sympathetically presented with heritage colours, wood panelling and carefully chosen finishes that feel both timeless and comfortable.

The setting is a significant part of the appeal. Surrounded by open green space, mature trees and established lawns, with views towards Chailey Windmill and the South Downs beyond, Grammar Court feels wonderfully tucked away, yet remains well placed for Lewes, Haywards Heath and the surrounding villages.

#### The Home...

A pretty arched front door opens into a large entrance hall, immediately setting the tone for the scale and character of the accommodation. From here, there is access to a dedicated study with fitted shelving, ideal for home working, along with a cloakroom and stairs rising to the first floor. The principal reception room is particularly impressive. Measuring 23'1 x 19'7, the double aspect sitting room enjoys tall windows, excellent natural light and views across the grounds towards Chailey Windmill. It is a room with real presence, equally suited to relaxed family living, entertaining or a more formal drawing room arrangement.

Adjoining the sitting room is the kitchen and dining room, creating a natural connection between the main living space and the practical heart of the home. The kitchen is fitted with Shaker style cabinetry, timber worktops and a comprehensive range of integrated appliances, including twin Bosch electric ovens, a Bosch combination microwave, five ring gas hob, dishwasher, washing machine and tumble dryer. A breakfast bar adds a useful informal dining space.

Upstairs, a long landing leads to four well balanced bedrooms, each continuing the sense of space and calm found throughout the house. One of the bedrooms benefits from an en suite shower room, while several rooms enjoy views towards the windmill and surrounding grounds.



The family bathroom has been finished with wood panelled walls and a freestanding roll top bath, giving it a quietly luxurious, period inspired feel.

#### The Grounds...

The communal grounds are one of Grammar Court's defining features. Extending to approximately six acres, they wrap around the building and are beautifully maintained by the residents. Wide lawns, mature hedging, established trees and open views create a peaceful and exceptionally attractive setting.

The neighbouring Chailey Common Nature Reserve adds to the feeling of openness, while the windmill and distant Downs provide a picturesque Sussex backdrop.

#### The Specifics...

The property also benefits from a garage, together with additional parking for residents and visitors. The home is offered for sale with no onward chain. There is an annual service charge, currently £1,500 per annum, which covers the upkeep of the communal grounds and is organised by the residents.

Title Number: TBC

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: G

Estate Charge: £1,500 per annum

Conservation Area: Chailey (St George's)

Broadband: Ultrafast broadband is understood to be available.

These details have been prepared in good faith and are believed to be materially correct, but their accuracy cannot be guaranteed and they do not form part of any contract or offer. Prospective purchasers should make their own enquiries and rely on their own investigations, including verification through their solicitor, as to tenure, title, estate charge, local authority, council tax, broadband availability and speed, and all other matters of importance before proceeding.

