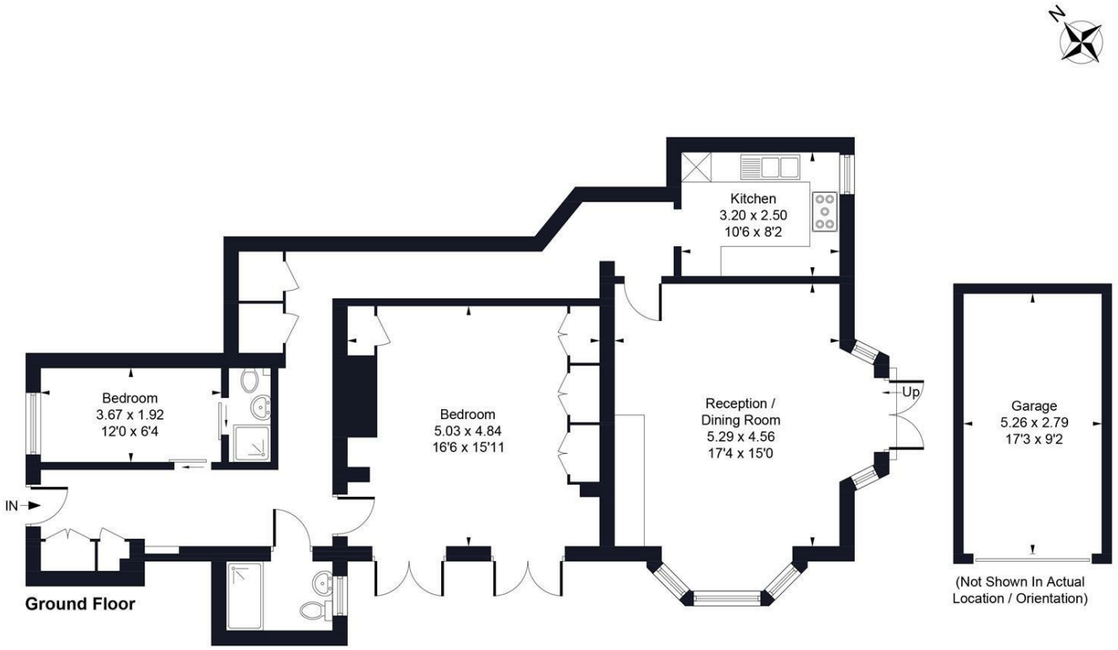

Approximate Gross Internal Area = 102.70 sq m / 1105 sq ft
Garage = 14.70 sq m / 158 sq ft
Total = 117.40 sq m / 1263 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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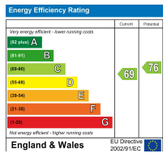

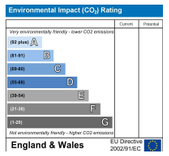

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers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

2 Red House, Warrs Hill Road, North Chailey, Lewes, BN8 4JE

Offers In Excess Of £325,000 Leasehold - Share of Freehold

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2 Red House, Warrs Hill Road, North Chailey, Lewes, BN8 4JE

What we like...

* An impressive ground floor period apartment access to outside space.

* A truly idyllic semi-rural setting with easy connections to Lewes, Haywards Heath and Burgess Hill.

* Share of the freehold.

* Recently upgraded to include modern kitchens and bathrooms, a truly turn-key option.

* No onward chain, meaning a swift move is possible.

Welcome Home

Occupying the entire ground floor of the magnificent Red House, an elegant Edwardian residence dating back to 1905, this exceptional apartment offers a rare opportunity to enjoy period grandeur, generous proportions and a truly idyllic countryside setting. Surrounded by the beautiful open landscapes of Chailey Common, yet within easy reach of nearby villages and transport links, it offers a lifestyle that is both peaceful and practical.

Extending to over 1,100 sq.ft., the apartment is rich in character, with impressively high ceilings, deep skirting boards, large bay windows and beautifully proportioned rooms creating an immediate sense of space and elegance. Tastefully updated throughout, the property successfully blends the timeless charm of its Edwardian origins with contemporary finishes, resulting in a home that is ready to move straight into.

The impressive open plan sitting/dining/kitchen is undoubtedly the heart of the home. Bathed in natural light from its striking bay windows and French doors, it enjoys uninterrupted views across the communal gardens while providing direct access outside, making it equally suited to relaxing with a morning coffee or entertaining friends on a summer's evening. Adjacent to this area, the modern shaker-style kitchen has been thoughtfully designed with an excellent range of storage, generous worktop space and integrated appliances, making it both practical and stylish.

The principal bedroom is particularly impressive, offering a wonderfully spacious retreat with fitted wardrobes, a feature exposed brick fireplace whilst a second bedroom has an ensuite shower room and provides flexibility for visiting guests, a home office or hobby room. The beautifully appointed bathroom completes the accommodation.

One of Red House's greatest attractions is the setting itself. Residents enjoy beautifully maintained communal grounds, with this apartment benefiting from its own direct access onto the lawns, allowing you to step straight outside and enjoy the peaceful surroundings. Mature trees frame the gardens, creating a wonderfully private environment that changes beautifully with the seasons.

Practicality is equally well considered, with the apartment benefiting from its own garage, additional unallocated residents' parking, and the reassurance of a share of the freehold.

Whether you're searching for an elegant permanent home surrounded by countryside, looking to downsize without compromising on space or character, or seeking a secure lock-up-and-leave base from which to enjoy Sussex, Red House offers a lifestyle that is becoming increasingly difficult to find. Grand architecture, generous accommodation and one of the county's most picturesque settings combine to create a truly special home.

The Setting

Red House sits in a truly idyllic setting on Warrs Hill Lane on the edge of Chailey Common within in the popular Sussex village of North Chailey. Location wise, the historic county town of Lewes is within easy reach, known for its independent shops, cafés, antiques and cultural life, while Haywards Heath provides fast mainline rail connections to London and Brighton. Uckfield and Burgess Hill offer further retail, schooling and leisure facilities, making the location both well connected and practical. Gatwick Airport is readily accessible for both domestic and international travel.

Chailey Common lies close by, offering wide heathland, woodland paths and far-reaching views across the Sussex landscape. The area is particularly well suited to those who value an outdoor lifestyle, with a network of footpaths and bridleways weaving through the nearby countryside. The nearby Bluebell Railway adds a distinctive local character, running through the surrounding countryside and reinforcing the area's heritage appeal. Newick village, a short drive away, provides a broader range of amenities including independent shops, a bakery, café, post office, pharmacy, doctors' surgery and well-regarded local pubs. For dining, The Griffin at Fletching is a notable destination, set within one of Sussex's most picturesque villages.

The finer details.

Tenure: Leasehold with a portion of the freehold
Lease: 150 years from 20 March 1976
Service Charge: £150 PCM
Local Authority: Lewes District Council
Council Tax Band: C

We believe this information to be true and it is provided in good faith but we cannot guarantee its accuracy. We recommend intending purchasers check personally before exchange of contracts.