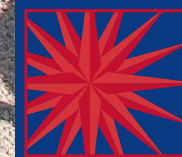




TARQ COTTAGE, SOUTH CHAILEY



RH & RW
CLUTTON

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CLUTTON
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FOR SALE



TARQ COTTAGE
South Street
South Chailey
East Sussex
BN8 4BJ

*Brighton 13 miles • Haywards Heath Station 7 miles
Lewes 6 miles • Uckfield 7.2 miles
(all distances are approximate)*

*A village gem now fully refurbished
by the current owners*

Long sitting room • Kitchen/dining room
2 Bedrooms • Family bathroom

Off road parking • Separate garage with parking
Back garden

VIEWING

Strictly by confirmed appointment only
with the sole agents RH & RW Clutton
East Grinstead: 01342 410122/DD: 01342 305825

Guide Price £375,000



SITUATION

Tarq Cottage is situated in South Chailey with its thriving activities and a convenience store and post office. There is also a health centre and a popular public house just before the Green. The property is conveniently positioned between Haywards Heath, Uckfield and Lewes which provide a more comprehensive range of shopping facilities and recreational amenities, together with mainline train stations serving London. The A275 leads to the A272 which provides easy access to the M23, M25, Gatwick Airport and London. There are also many well-regarded schools in the area including Chailey St Peters Primary School and Chailey Secondary School, Cumnor House School in Danehill and Lewes Grammar School and local churches.

DESCRIPTION

Tarq Cottage is an exquisite, terraced, single storey country cottage, enjoying stunning rural views across the countryside and farmland beyond and dating back to the 1840's.

Deceptively spacious to its outside appearance, it has been extensively modernised and refurbished to the highest of standards, whilst still retaining some of its charming, original features. A new off-road car parking area has been created for 2 cars, the front and back re-rendered, an oak porch fitted, the pitched roof completely replaced, bathroom fully refitted, kitchen fully refitted with quartz worktops and a breakfast bar, new UPVC double glazed windows throughout with bi-fold doors out to the garden, new carpets fitted in the bedrooms, Amtico flooring fitted in the living room, a new combi boiler, amongst various other significant improvements. The cottage has also been completely re-wired and re-plumbed.

The front door opens into a spacious but cosy sitting room which includes a functioning fireplace, original brickwork and oak beam. Two good sized bedrooms lead off to the side of the sitting room. A hatch provides access to a fully boarded, large loft space. An arch way at the end leads to a large kitchen/breakfast room and beyond the bathroom.

Bi-fold doors from the kitchen open out onto a newly laid, Indian sandstone patio, which wraps around the house,



and beyond is a private lawn which includes a fine silver birch, apple and oak tree and various other established shrubs.

A single but deceptively spacious garage is attached on the other side of the adjoining property, which provides additional off-road parking. The garage is fitted with an electric roll up door and has power and water.

RIGHT OF WAY

The property is sold subject to and with the benefit, of all existing rights of way whether private or public including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

Tarq Cottage and the adjoining property on the right have historic rights of way through each others rear gardens.

The electricity supply for the garage has historically run under the fascia of the adjoining property.

TENURE & POSSESSION

The property is offered freehold with vacant possession. The property is offered for sale as seen and inspected.

Under an agreement dated 23rd June 2015 the Lawson Cypress trees in the rear garden must not exceed 8m (currently at 3m in height).

SERVICES (Not tested and therefore not warrantied)

Main water, electricity and drainage are connected to the property. Oil fired central heating.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.



LOCAL AUTHORITIES - Lewes District Council – 0800 023 7080

COUNCIL TAX & EPC

Council Tax: Band C - £1,946.56 (2022/23)

EPC – D

DIRECTIONS (BN8 4BJ)

From the south proceed through South Chailey, pass the village shop on the right and the property will be seen on the right hand side shortly thereafter.

From the north come down into South Street after passing the Five Bells Public House and the property lies on the left hand side just after the left hand bend entering into the village.

DISCLOSURE UNDER THE ESTATE AGENTS' ACT 1979

Prospective purchasers should note that a member of our staff has a personal interest with the vendor of this property.

VIEWING

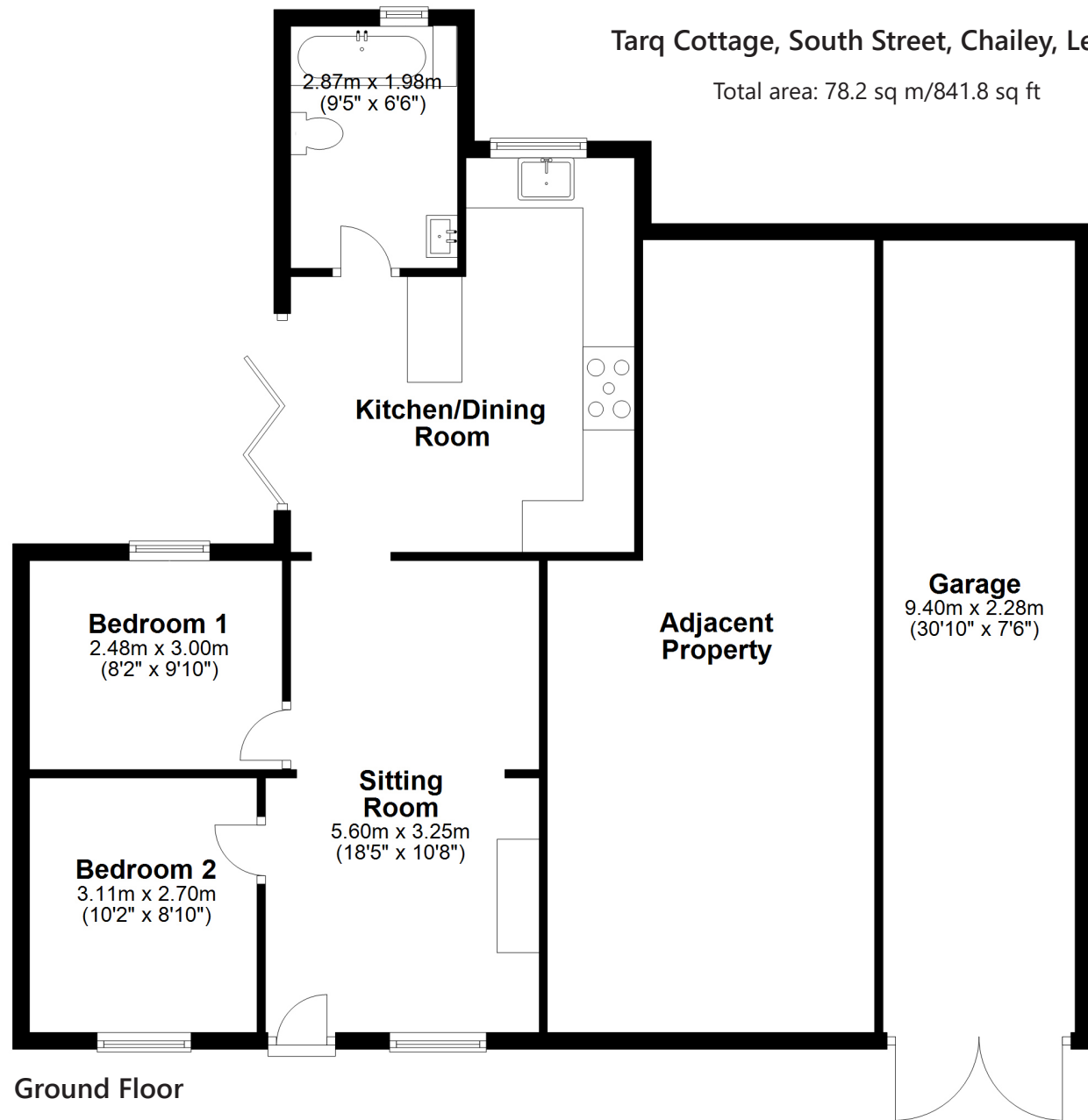
Further details from the sole agents, RH & RW Clutton
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Tarq Cottage, South Street, Chailey, Lewes

Total area: 78.2 sq m/841.8 sq ft



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars January 2022. Photographs taken March 2022.

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