



## Chilmans

Slaugham, Nr. Haywards Heath, West Sussex

**H.J. BURT**  
Chartered Surveyors : Estate Agents





## Chilmans

Slaugham, Nr. Haywards Heath, West Sussex RH17 6AQ

**Guide Price Range £645,000 - £675,000** Freehold

- A spacious & well-presented semi-detached house occupying a very good location in the desirable semi-rural village of Slaugham. EPC 'E'. Council Tax Band 'D'.
- With renovated & extended, bright & airy accommodation with fine outlook over its lovely large garden & countryside beyond.
- Entrance hall, semi open plan living/dining kitchen with modern units & trifold doors to garden, utility room, cloaks/shower room.
- To the first floor, principal ensuite double bedroom with lovely outlook, second double bedroom with ensuite cloakroom. To the second floor, third double bedroom with great views & ensuite bathroom.
- Pretty South-West facing landscaped garden overlooking & backing onto neighbouring countryside.
- Private driveway with parking for two cars & access to small garage/workshop/studio.

### Description

Chilmans comprises a very well presented and appealing semi-detached house believed to have been built between the 1930's and 1950's and occupying a sought-after location at the centre of the very desirable semi-rural village of Slaugham. The property has been renovated and improved by the owners' family within the last 7 years to offer well presented and modernised accommodation with bright and airy rooms benefitting from upvc double glazing and pretty outlook over the garden, village and countryside beyond.

The house includes brick external elevations under a tiled pitched and part hipped roof with single storey addition to the side and with paved driveway at the front with parking for two cars. A double-glazed door and side windows leads into the **entrance porch** with quarry tiled floor and then part glazed front door into the **entrance lobby** with staircase to first floor and door to the appealing **semi open plan and double aspect living/dining room/kitchen**.



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The **living area** includes a sealed fireplace with fitted shelves to the side and wood floor and thence opening to the **dining area** and round the corner to the fitted modern **kitchen** with a range of light wood worktops with cupboards and drawers below and eye-level cupboards above, ceramic sink unit with mixer tap and drainer, double Neff fan ovens, induction hob with extractor hood over, integrated dishwasher and fridge, trifold doors opening to the terrace and lovely garden and outlook. From the kitchen, large **walk-in larder** with fitted shelves. Door to **utility room** with range of fitted units, sink and plumbing for washing machine and dryer, tiled floor. Door to **cloaks/shower room** with modern fitted units including shower, w.c. and basin and part wall tiling and floor tiling. Door to the compact **garage/workshop/studio** with potential for further conversion subject to any consents and with pair of doors opening to the front driveway, cupboard with Grant modern oil-fired boiler.

From the entrance lobby, staircase to **first floor landing** with doors to **principal ensuite double bedroom**, being double aspect and with lovely outlook to the rear and in particular from the semi open ensuite bathroom with bath, w.c. wash hand basin on vanity top with drawers under and to the bedroom, range of fitted wardrobes to one wall. To the other side of the house is **double bedroom three** which includes an **ensuite cloakroom** and fitted cupboard. From the landing, curved staircase with pretty small window with peep views across the village to the church, thence to the **top floor double bedroom two** which also enjoys great views from the window seat and includes an **ensuite bathroom** and fitted cupboards.

The very pretty and good size **South-West facing garden** is a great feature with landscaped different areas including **wide terracing with garden shed** and then stretches of lawn with mixed herbaceous, shrub and rose borders and with lovely outlook over neighbouring farm and woodland and including lower seating area. To the front of the house is the great added benefit of a **driveway with double car parking space**.

### Location

The house occupies an excellent location near the end of Slaugham's small street of very pretty and desirable, mainly period, cottages and houses in a non-isolated, yet unspoilt and accessible semi-rural location. Slaugham includes the Heritage fine dining restaurant by Matt Gillan (who has held a Michelin star and 4 AA rosettes) and, to the South end, the 12th & 13th C. Grade II\* Listed St. Mary's parish church. Local facilities may be found at Handcross within 2 miles or Cuckfield within 4.75 miles and a comprehensive range of shops, trades, recreational and other facilities maybe found at the old market town of Haywards Heath (also with mainline railway station) within 6.25 miles, or Crawley, a similar distance to the North and with Three Bridges also offering a fast railway service to London Victoria and London Bridge.





The old market town of Horsham is within 7 miles and offers similar facilities and mainline station, whilst nearby, the rural small village of Warnignlid includes a 'Good' Ofsted rated primary school within 1.75 miles. Slightly further afield, Gatwick Airport is within 11.75 miles and the cosmopolitan coastal city of Brighton with its extensive range of shopping, recreational and other facilities is within 18 miles. There are a good range of both state and independent schools in the area as well as public footpaths.

### Information

Photos & particulars prepared July 2022 (Ref RBA). Council Tax Band 'D'. Mains water, electricity and drainage are connected. Oil-fired central heating. HM Land Registry title no. WSX89800.

### Directions

The property may be found near the top end of the no-through street in Slaugham on the left-hand side with parking outside the house.

### Viewing

Strictly by appointment with H.J. Burt's **Steyning** Office: **01903 879488**

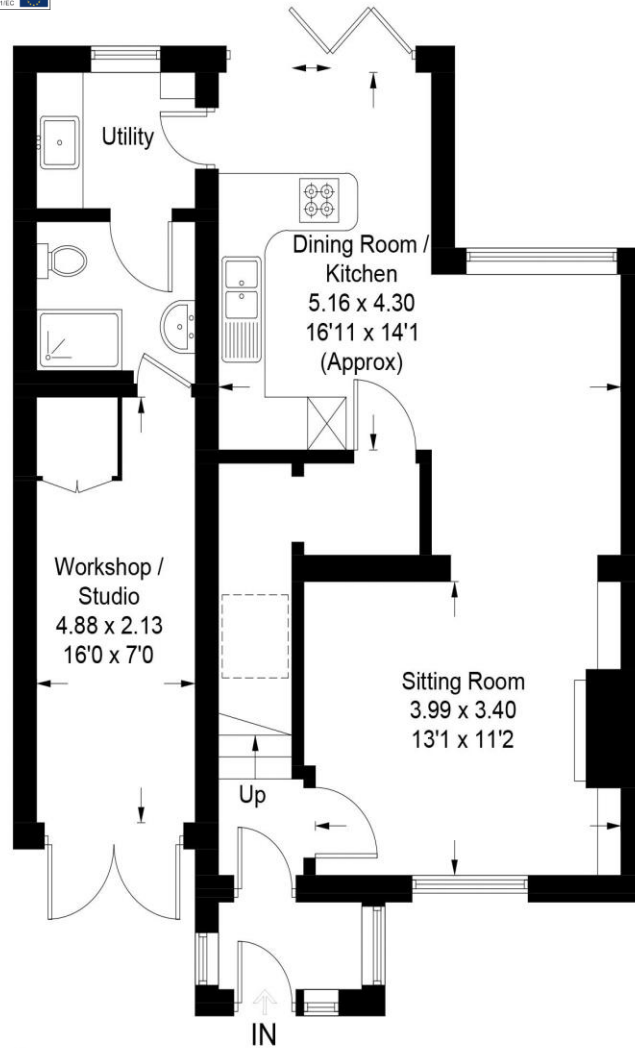
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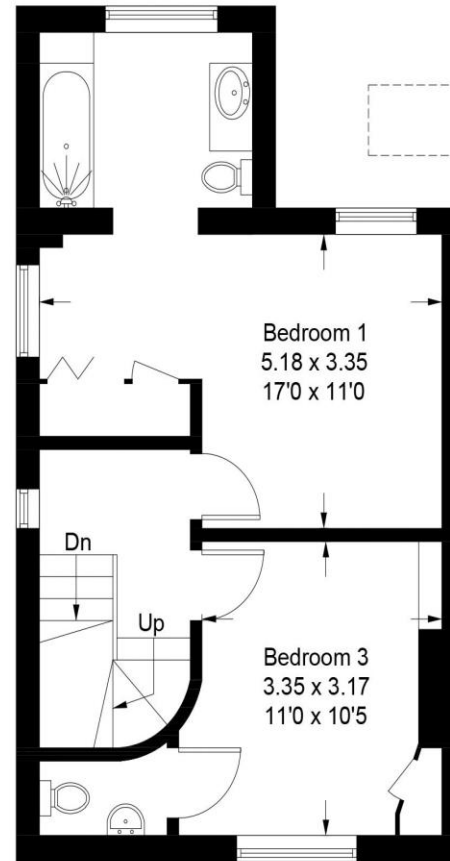
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		57
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		30
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Chilmans, Slaughtam, RH17

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft

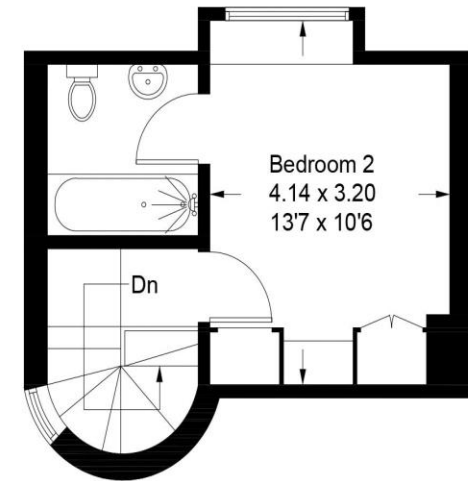


**Ground Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0



**Second Floor**

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID881640)



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