



Brickhurst Lane, Laughton



Brickhurst Cottages are set in a secluded position in the sought after village of Laughton. Laughton offers a village shop and the recently refurbished and favoured Roebuck Inn public house.

The highly regarded Pre-School and Primary School are all a short distance away. The Village Green is just behind the Village Hall, and nearby there are also acres of charming woodlands with public footpaths.

The village of Ringmer, which is 3 miles away, offers slightly more facilities with a small shopping parade and two public houses, as well as doctors and dental surgeries. For opera enthusiasts there is also the acclaimed Glyndebourne Opera House on the outskirts of Ringmer.

The historic county town of Lewes is some 5 miles away and offers a comprehensive range of shops and amenities, together with a mainline train service to London (London Bridge/Victoria about 64 minutes). Alternatively the town of Uckfield lies 5 miles away with good shops and train services to London.

Excellent, highly regarded independent schools are within close proximity including: Ashdown House, Bedes, Cumnor House, Eastbourne College, Brighton College and Roedean.

- Four bedroom, semi-detached family home
- Charming cottage in the picturesque village of Laughton
- Garden studio/home office
- Spacious 18' family room
- 18' living room
- 18' kitchen/dining room with ample storage and inbuilt appliances
- Master bedroom with ensuite shower room
- Quiet no-through road
- Gardens
- Off Road Parking



Porch

Front Door

Reception 1  
18'7 x 10'11

Sitting Room  
18'4 x 11'10

Kitchen / Dining Room  
18'7 x 10'11

First Floor Landing

Master Bedroom 1  
13'9 x 11'9

Ensuite Shower Room

Bedroom 2  
10'11 x 10'1

Bedroom 3  
11 x 8'3

Bedroom 4  
10'6 x 6'11

Family Bathroom

Gardens

Off Road Parking

Garden Office / Utility  
15'5 x 12'2





This charming cottage is an ideal family home in the picturesque village of Laughton, which is just over 5 miles away from the historic town of Lewes. Benefitting from a garden studio, currently used as a home office, this property offers an excellent opportunity for creatives, freelancers and those working from home.

Downstairs there is a spacious 18' family room with open fireplace and iron hearth. The additional 18' living room provides further space for family, which could alternatively be used as a formal dining room, or opened up to create one expansive open plan living space.

The 18' kitchen/dining room has been sympathetically furnished and has ample storage as well as inbuilt appliances.

Upstairs, the master bedroom includes an en-suite shower room. There are three further bedrooms, as well as a family bathroom with white suite and turquoise, brick style tiling.

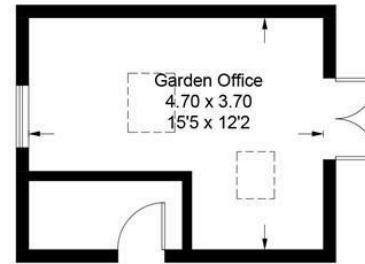
To the rear of the property, the garden is well-maintained and practical for family living. The studio is fully equipped with working electrics. The studio also has a side utility room, which provides an essential addition to this property.

The property is on a no through road and to the front there is off-road parking for up to two cars.

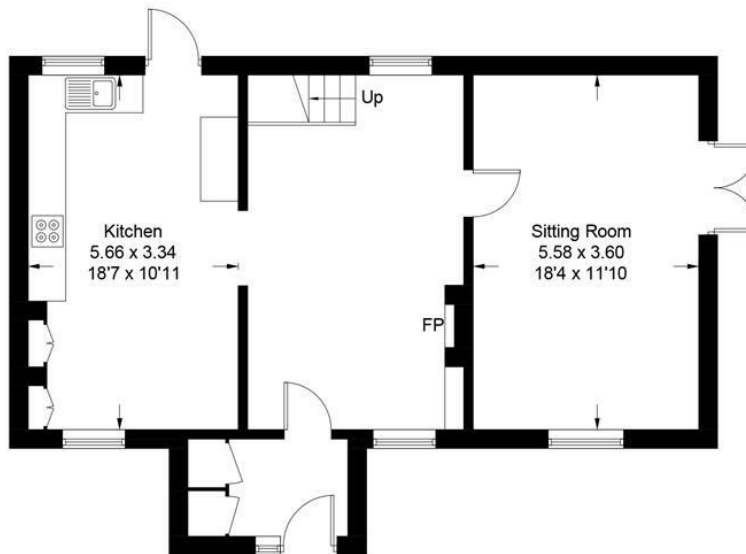
The village itself has a great pub, a renowned school, lovely shop with café and trails from the lane into famed Laughton woods. The house is situated on a quiet road with little traffic.

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E

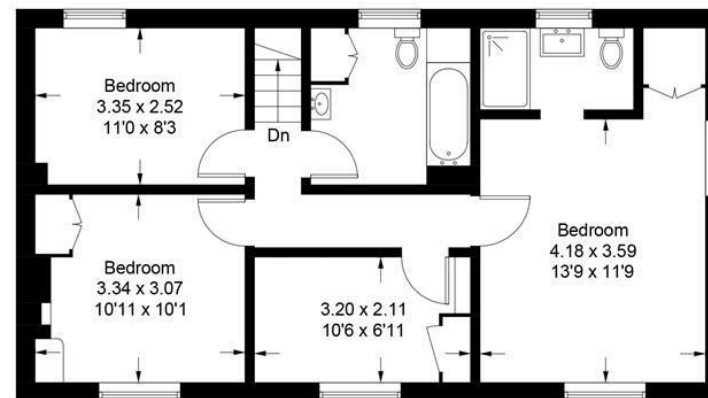




(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft

Garden Office = 17.4 sq m / 187 sq ft

Total = 143.1 sq m / 1540 sq ft

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1026299)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.





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