




- 3D Virtual Tour
- Period Home With Annex
- Four Acres
- Stables
- Sand School
- Rural Location
- Arranged Over Three Floors
- Self Contained Annex
- Off Road Parking
- Garage




Freehold
£730,000

 3 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Lewes Road, Lewes

Lewes Road, Lewes

DESCRIPTION

3D Virtual Tour | Period Property | Four Acres | Stables | Sand School | Over Three Floors | Self Contained Annex | Off Road Parking | Garage | Rural Location | Bus Route | Countryside Walks | Short Drive To Ringmer, Lewes or Hailsham Amenities |

A rare opportunity to acquire this unique period property boasting full equestrian facilities including four acres (TBV) of paddock area with stables and sand school within a rural setting in the area of Laughton.

This Late Victorian semi-detached period home has been lovingly cared for throughout under its present ownership and is arranged thus; entrance hall, kitchen-dining area, front aspect lounge, stairs to the first floor landing, two double bedrooms and family bathroom and stairs leading to a double sized loft bedroom.

The connected annex is completely self contained and is arranged with an entrance in to the kitchen, a lounge, double bedroom and a bathroom. The annex also boasts a solar panel and is presently let.

At the front of the property there is off road parking for several vehicles and a side garden area leading to the entrance. The annex too has its own private garden area and its own driveway parking. Running along side the house is a lane leading to the entrance to the paddock, stables, sand school and garage.

To explore this wonderful opportunity please take a look at our 3D Virtual Tour teamed up with our professional photography before calling us for an accompanied viewing.





Lewes Road, Lewes

Entrance Hall 1.35 x 1.84 (4'5" x 6'0")

Kitchen-Diner 4.48 x 5.24 (14'8" x 17'2")

Lounge 6.93 x 4.17 (22'8" x 13'8")

Stairs To First Floor Landing

Landing 4.32 x 1.64 (14'2" x 5'4")

Front Bedroom 2.43 x 4.38 (7'11" x 14'4")

Rear Bedroom 4.60 x 3.17 (15'1" x 10'4")

Second Floor Bedroom 4.11 x 3.28 (13'5" x 10'9")

SELF CONTAINED ANNEX

Entrance

Kitchen 3.43 x 3.02 (11'3" x 9'10")

Lounge 3.06 x 4.99 (10'0" x 16'4")

Bedroom 2.81 x 4.25 (9'2" x 13'11")

Bathroom 3.43 x 1.82 (11'3" x 5'11")

Private Garden and Driveway Parking With Annex

Main House Front and Side Garden

Driveway parking For Several Cars

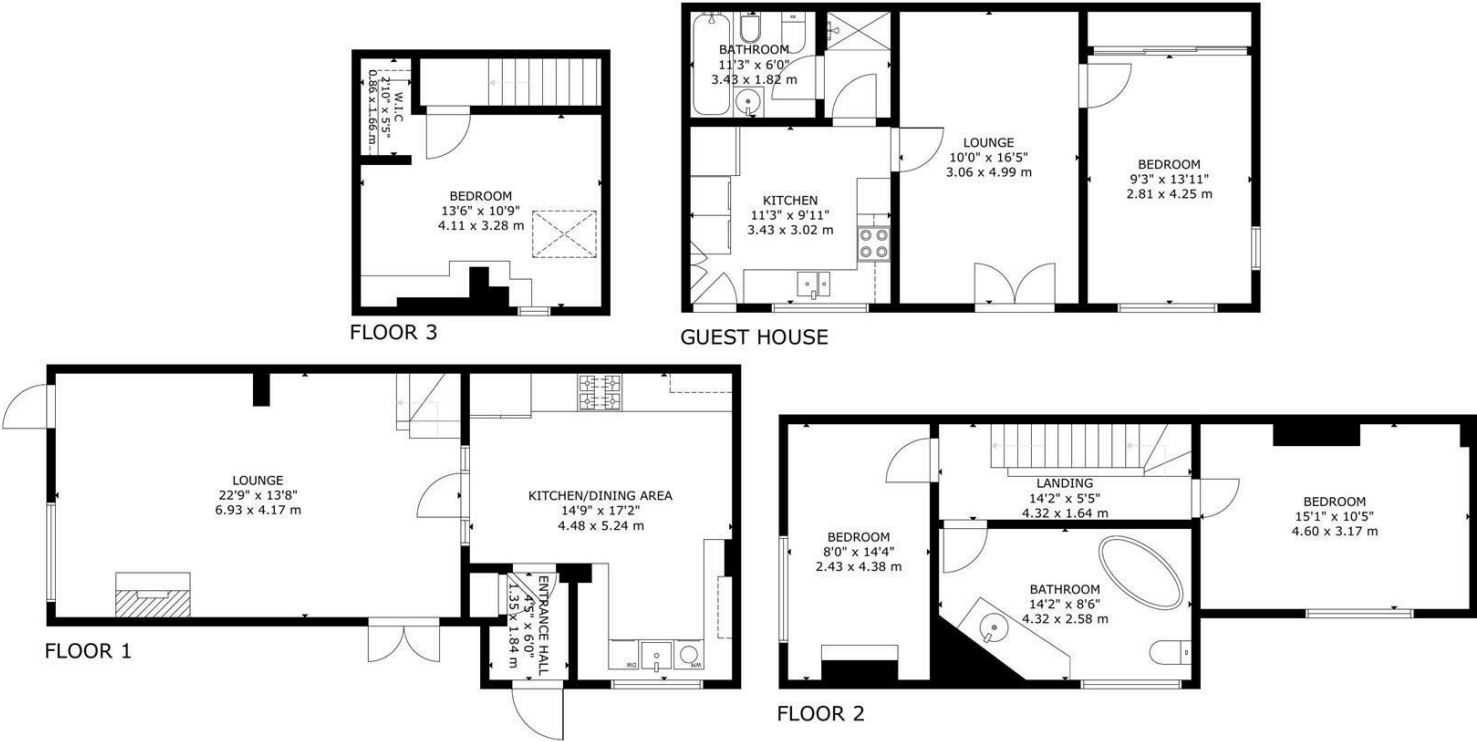
Stables/Paddock

Sandschool

4 Acres Of Land



Lewes Road, Lewes



GROSS INTERNAL AREA
 TOTAL: 115 m²/1,242 sq.ft
 FLOOR 1: 53 m²/567 sq.ft, FLOOR 2: 45 m²/487 sq.ft, FLOOR 3: 17 m²/188 sq.ft
 EXCLUDED AREAS: GUEST HOUSE: 48 m²/516 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

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