



TOTAL: 159.5 m² (1,716 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

localknowledge...

Ripe Lane is a quiet, rural country lane just to the north of the village itself and connecting to Golden Cross and Chiddingly. The village has a superb community village shop a pub as well as the Village Hall. Eastbourne is some 12 miles away, Lewes 7 miles, with Berwick and Glynde Railway Stations very close by, with connections to the town and London. The location is also very close to immediate country walks, with the South Downs easily

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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A Magnificent 1800's Cottage With Land Cherry Cottage, Ripe Lane, Lewes, BN8 6AR



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inbrief...

The first floor has 4 double bedrooms with original features, including a superb bedroom with ensuite bathroom to the rear addition, overlooking the garden. There is a further master bedroom with open roll-top bath and cloakroom facility, and a separate family shower room with good quality facilities. The ground floor has an entrance lobby into the open dining room with central fireplace and a large sitting room. There is a fitted kitchen/breakfast room, with downstairs cloakroom and utility room. The property has a large driveway for parking several cars and the garden is some 0.7 acres, with secluded sun terrace, large lawn and overlooking woodland onto fields.

Style:	1800's Detached Cottage
Bedrooms:	4 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1715 sq ft/159.5 sq M
Outside:	Large Gardens
Parking:	Ample Off Road Parking
Energy rating:	E
Council Tax Band:	G



Bear in mind...

The property is situated in a rural area yet close to may amenities including a pub, shop and train station. The spacious accommodation is arranged over two floors and there are delightful gardens.

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moredetail...

£1,000,000 - £1,100,000. Phillip Mann Estate Agents are delighted to offer this magnificent period detached house from the mid 1800's, in a most attractive rural setting with fields to front and rear. The entrance has an open, part covered entrance porch which leads to the main open plan living area. The living room is a good size room with a multi-fuel stove set into a central fireplace, wood flooring and a triple aspect to the front, side and rear. The dining are is a large room with oak flooring and a window to the front.

The kitchen has been fitted with a good range of wall and base units comprising a inset sink and drainer with mixer taps and cupboards below, a Rangemaster cooker, further built in electric oven, space for an upright fridge freezer, further storage cupboards, tiled flooring, a window to the side and rear and a door to the side patio area. The utility room has an inset sink and mixer taps, plumbing and space for a washing machine and a radiator. The cloakroom has been fitted with a close coupled w/c, wall mounted sink, tiled flooring and a window to the side.

There are stairs to the first floor landing with a radiator, a window to the side and hot water tank in a cupboard. The main bedroom is a good size double room with a radiator, storage cupboards and a window to the front. There is a roll top bath with mixer taps, an inset sink, close coupled w/c and two windows to the front.

The second bedroom is a good size double room with built in cupboards and windows to the front and side. The en-suite bathroom has been fitted with a panel bath with mixer taps and a shower attachment over, close coupled w/c, pedestal wash and basin and a window to the side. Bedrooms three and four are also good size double rooms overlooking the front and rear respectively.

The shower room has been fitted with an enclosed shower cubicle with power shower, a wall mounted wash hand basin, close coupled w/c, heated towel rail, tiled flooring and a window to the side



For further information on this property please call our Seaford office on 01323 898666 or email seaford@phillipmann.com. All our properties are available at www.rightmove.co.uk



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