



Tuts Cottage, Manor Close, East Preston BN16 1JF  
**£599,950 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Character Property
- 3/4 Bedrooms
- 2/3 Reception Rooms
- 2 En Suites
- Beautiful Gardens
- Scope for Improvement
- Garage
- Council Tax Band 'F'
- EPC Rating 'D'

A wonderful opportunity to purchase a character property in a private road in popular East Preston, having versatile accommodation and no chain involved with the sale.

The property offers plenty of scope for improvement with its versatile accommodation, currently set out to include: - Large Entrance Hall, Lounge, Dining Room, Study/Bedroom, Separate Shower Room/ WC, Kitchen with separate Utility Room, Conservatory, En suite WC, Dressing Area and Bedroom, further Bedroom with En Suite Bathroom and an office/ Occasional Bedroom Area.

The property is attached along one part of the building (to the rear) to the Midholme Retirement development and outside there is a large courtyard which includes a water feature whilst the remainder is set out with lovely areas of lawn and well stocked flower and shrub borders offering several different areas to enjoy the peaceful setting. To the front there is plenty of parking and a driveway which accesses the garage.

We really would recommend an internal viewing of the property to appreciate the character and charm of this unusual property.



Approx. 169.1 sq. metres (1820.1 sq. feet)



Total area: approx. 188.7 sq. metres (2030.9 sq. feet)

First Floor  
Approx. 19.6 sq. metres (210.8 sq. feet)



**ENTRANCE HALL**

**INNER HALL**

**LOUNGE**

15' x 11' 10" (4.57m x 3.61m)

**DINING ROOM**

15' 2" x 8' 10" (4.62m x 2.69m)

**KITCHEN**

12' 2" x 11' 9" (3.71m x 3.58m)

**UTILITY ROOM**

7' 3" x 4' 10" (2.21m x 1.47m)

**CONSERVATORY**

13' 10" x 9' 3" (4.22m x 2.82m)

**BEDROOM**

10' 8" x 8' 8" (3.25m x 2.64m)

**BEDROOM**

11' x 9' 9" (3.35m x 2.97m)

**DRESSING ROOM**

0m

**EN SUITE WC**

**SHOWER ROOM**

**BEDROOM**

12' x 9' 7" (3.66m x 2.92m)

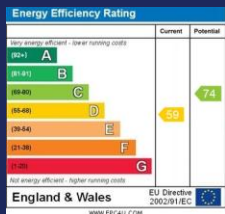
**EN SUITE BATHROOM/WC**

**OFFICE/OCCASIONAL BEDROOM**

20' 10" x 10' 1" (6.35m x 3.07m)

**GARAGE**

14' x 10' 3" (4.27m x 3.12m)



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