



**The Green
Lewes, BN8 4LA**

**Guide Price
£750,000 to £775,000**

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**Residential sales, lettings,
land and new homes.**

LOCATION

Nestled in a secluded spot just off the village green, Penny Cottage enjoys a prime location within easy reach of numerous local amenities. A short stroll takes you to the village store, pharmacy, bakery, and traditional pubs. The village also boasts an 'outstanding' primary school and a historic parish church. Convenient bus services connect to surrounding areas, including Lewes and Haywards Heath (approximately 7 miles away), which offers comprehensive shopping facilities and a mainline train station providing fast and frequent services to London (Victoria/London Bridge in about 45 minutes) and Brighton. The property is enveloped by beautiful Sussex countryside, with the Ashdown Forest and Chailey Common Nature Reserve nearby and excellent road links providing easy access to major surrounding areas.

ACCOMMODATION

Tenure: Freehold

This Grade II listed property is a fascinating blend of period charm and modern living, having been thoughtfully converted from original buildings into a delightful contemporary home. Inside, the accommodation features impressive vaulted ceilings and modern touches. The entrance hall, with its striking glass balustrade staircase, leads to a study and a convenient downstairs cloakroom/WC.

The main living room is particularly attractive with its high vaulted ceiling, garden access, and a modern 'through' gas fire that connects to the stunning open-plan kitchen/dining/sitting room. This expansive area includes a well-equipped, newly fitted kitchen featuring a gas-fired AGA, Hanstrom tap and insikerator waste disposal unit. The sitting and dining space boasts bifold doors opening directly onto the garden with newly fitted shutters. Upstairs, a landing leads to the master bedroom with an ensuite shower room, two additional bedrooms (all three featuring built-in wardrobes), and a principal bathroom equipped with a rainfall shower. Comfort is ensured throughout with double glazing, underfloor heating on the ground floor, and radiators upstairs.

OUTSIDE

Externally, Penny Cottage offers generous outside space. To the front, there is a garage/workshop. The rear reveals a charming, south-facing country cottage-style garden, complete with two distinct patio areas perfect for outdoor dining, a lawned section, attractive trellising with an archway, and a timber shed. Furthermore, located at the end of the access lane, the property benefits from a double-width timber carport, additional off-street parking, and a pleasant seating area.





Buses

2 minute walk



Shops

Village Store
2 minute walk



Trains

Uckfield – 6.4 miles
Haywards Heath – 7.8 miles



Airport

Gatwick
21.6 miles



Roads

M23
46 miles



Sport & Leisure

Uckfield Leisure Centre
5.6 miles



Rental Income

£2,250pcm



Schools

Newick CofE Primary
Chailey School



Broadband

Up to 58 Mbps

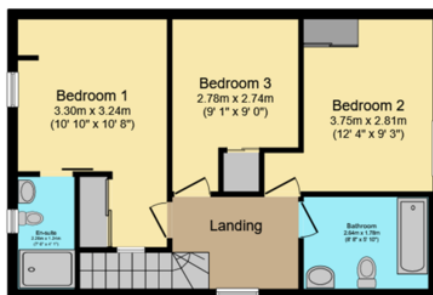


Council Tax

Band E



Ground Floor
Floor area 70.1 sq.m. (754 sq.ft.)

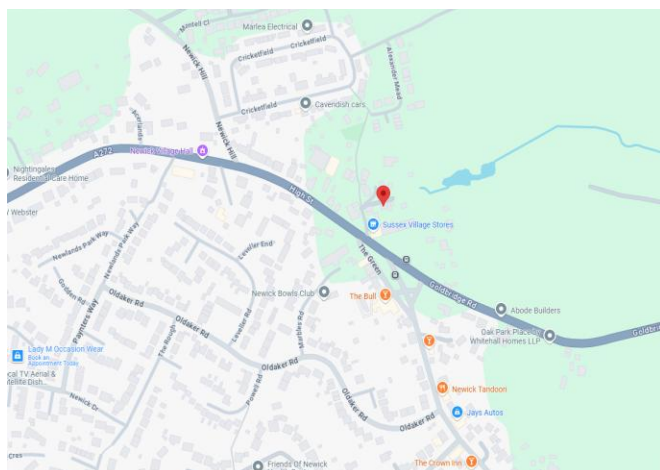


First Floor
Floor area 52.2 sq.m. (562 sq.ft.)



Garage
Floor area 10.8 sq.m. (116 sq.ft.)

Map Location



Total Approximate Floor Area
1,756 sq ft / 163 sq m

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewing arrangements by
appointment through Brock Taylor**

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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