



# 20 Pyecombe Street

Pyecombe, BN45 7EE

**Guide price £450,000**

This delightful 3 bedroom end terrace flint cottage with a unique twist - a 1-bedroom hobbit house annex at the end of the good size rear garden perfect for guests or as a private retreat.

A particular feature of this property is to be found at the end of the good size rear garden in the form of a one bedroom detached "Hobbit House". The cottage itself offers a welcoming lounge with large working inglenook fireplace, leading into a good size kitchen / dining room, which in turn opens to the conservatory. On the first floor are two bedrooms and a bathroom plus there is a second floor loft room.

Nestled at the base of the South Downs, the village of Pyecombe offers a village Inn, local convenience store and easy access to seaside town of Brighton and Hassocks railway station.

Early viewing is highly recommended



- Flint Fronted 3 Bedroom End Of Terrace Cottage
- 'Hobbit House' Garden Annex
- Inglenook Fireplace
- Good Size Rear Garden
- Situated At The Foot Of The South Downs

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



## PYECOMBE STREET

Approximate Gross Internal Area = 131.07 sq m / 1410.82 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

