



OAKFIELD



Newhaven Road, Iford, Lewes, BN7 3PL

£3,000 Per Calendar Month



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****Deposit Replacement Available – Provided by Zero Deposit****

Old School House is a splendid period property, with plenty of character, set in a rural position in the heart of the stunning South Downs National Park. Once the site of a local school,

the property features three bedrooms and light, airy accommodation with a wealth of charming original details, while outside there is an extensive garden, surrounded by rolling countryside. The main reception room is the generous sitting area and dining area, with its vaulted ceiling creating a sense of light and space. There is also an attractive family room, with both the family room and the main reception room featuring stripped wooden flooring and large windows typical of school buildings of the era. There is also a conservatory and a kitchen with built in appliances and a cupboard housing plumbing for a washing machine. Two double bedrooms can be found on the ground floor, while a staircase leads to the generous principal bedroom on the first floor, which has magnificent views across the surrounding countryside. The family bathroom is found on the ground floor.

The property is situated in a picturesque South Downs setting between the villages of Kingston and Iford, just south of Lewes. Lewes and Newhaven. Kingston and Iford provides several everyday amenities, including a primary school, while the historic county town of Lewes provides a choice of shops, restaurants, cafés and leisure facilities, as well as supermarkets and a mainline train station.

At the front of the property there is a large shingle driveway, offering plenty of parking space. There is also access to a detached garage, for further parking or storage. There is also a separate garage that is not included in the rental as the landlord is using it for storage space.

Please note:

An annual household income of £90,000 is required to pass the affordability requirement.

Available 15th July 2024





Sitting Room

25'0" x 16'1" (7.64 x 4.92)

Dining Room

14'0" x 12'2" (4.28 x 3.72)

Kitchen

13'8" x 10'11" (4.18 x 3.34)

Conservatory

12'2" x 11'5" (3.71 x 3.50)

Utility Room

Store

Bedroom

15'10" x 7'2" (4.83 x 2.20)

Bedroom

13'3" x 9'10" (4.06 x 3.01)

Bedroom

19'9" x 15'10" (6.04 x 4.84)

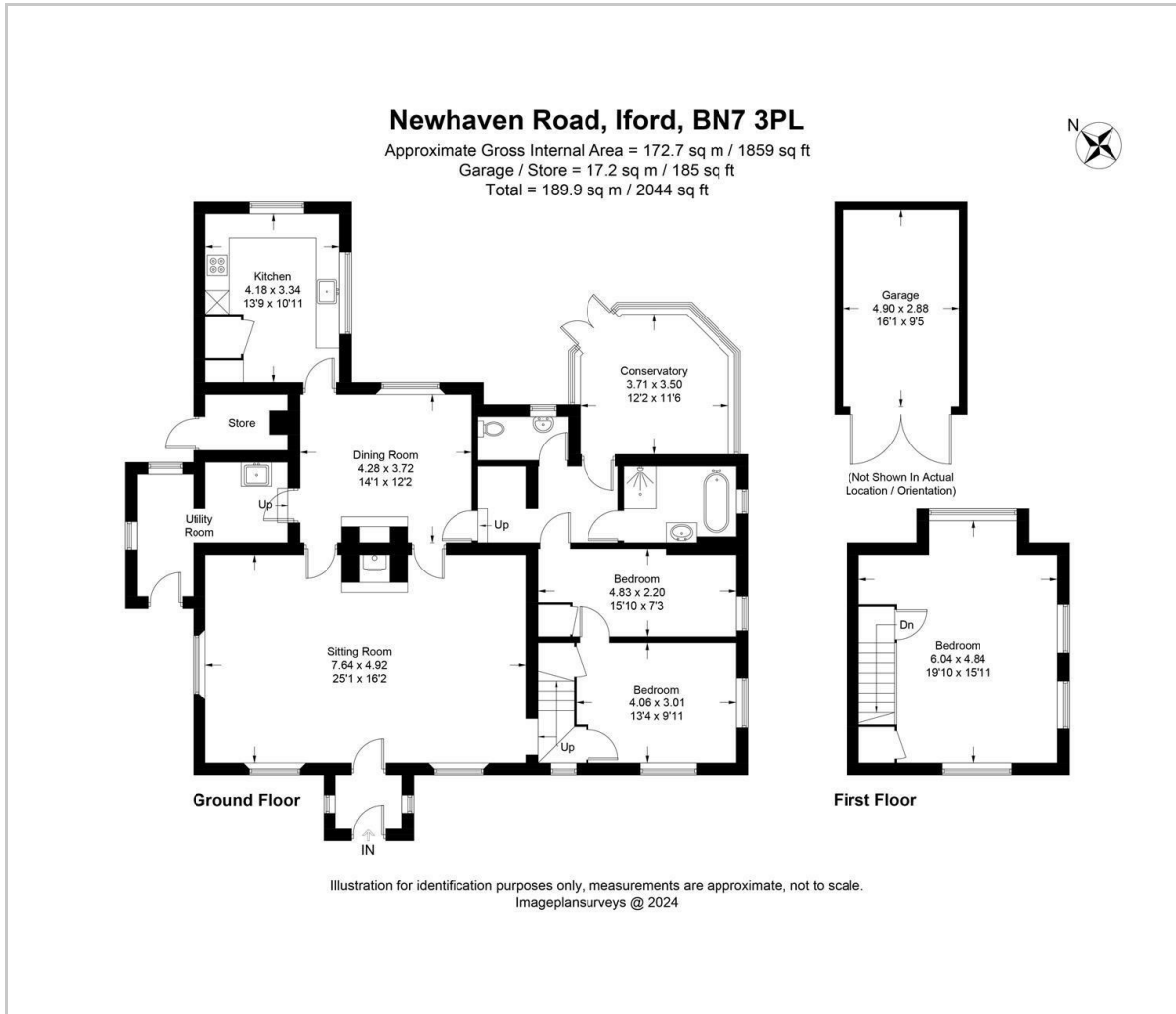
Garage

16'0" x 9'5" (4.90 x 2.88)

Council Tax Band-G-£3649 Per Annum



Floor Plan



Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

