



**The Old Stables School Lane, Pyecombe BRIGHTON BN45 7FQ**



**welcome to**

**The Old Stables School Lane, Pyecombe BRIGHTON**

Stunning detached character property located in the popular village of Pyecombe with glorious views of the South Downs with four reception rooms plus a conservatory, four great sized bedrooms, bathroom, en-suite w/c, utility room, garage, gated driveway and south facing garden.





**Ground Floor**



**First Floor**

Total floor area 179.2 m<sup>2</sup> (1,928 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

**Recessed Porch**

**Entrance Hall**

**Downstairs Cloakroom**

**Living Room**

13' 11" @max x 13' 11" @max ( 4.24m @max x 4.24m @max )

**Conservatory**

12' x 10' 2" ( 3.66m x 3.10m )

**Kitchen/Breakfast Room**

14' 9" x 12' 5" ( 4.50m x 3.78m )

**Dining Room**

11' 10" @max x 10' 10" @max ( 3.61m @max x 3.30m @max )

**Study**

8' 7" x 6' 1" ( 2.62m x 1.85m )

**Utility Room**

10' 2" @max x 6' 5" @max ( 3.10m @max x 1.96m @max )

**Upstairs Landing**

**Bedroom One**

14' 3" @max x 12' @max ( 4.34m @max x 3.66m @max )

**En-Suite Toilet**

**Bedroom Two**

12' 7" @max x 12' 5" @max ( 3.84m @max x 3.78m @max )

welcome to

## The Old Stables School Lane, Pyecombe BRIGHTON

- Beautifully Presented Detached Character Home
- Integral Garage with Utility Room
- Landscaped South Facing Rear Garden
- Four Reception Rooms with Kitchen/Breakfast Room
- Four Great Sized Bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

guide price

**£775,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BUH107324 - 0005

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