



**Cobblers Cottage Village Green, Piddinghoe Newhaven BN9 9AP**

**welcome to**

**Cobblers Cottage Village Green, Piddinghoe Newhaven**

\*\*\*GUIDE PRICE £650,000-£675,000\*\*\*Grade two listed three-bedroom family home with superb River Views. Located in a sought-after area.





**Ground Floor**



**First Floor**

**Living Room**  
14' 3" x 11' 6" ( 4.34m x 3.51m )

**Dining Room**  
23' 3" x 14' ( 7.09m x 4.27m )

**Kitchen**  
11' 3" x 8' 8" ( 3.43m x 2.64m )

**W/C**

**Bedroom One**  
13' 10" x 12' 4" ( 4.22m x 3.76m )

**Bedroom Two**  
9' 3" x 9' 4" ( 2.82m x 2.84m )

**Bedroom Three**  
11' 4" x 7' 5" ( 3.45m x 2.26m )

**Bedroom Four**  
12' 6" x 6' 10" ( 3.81m x 2.08m )

**Family Bathroom**

Total floor area 94.2 sq.m. (1,014 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)

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## Cobblers Cottage Village Green, Piddinghoe Newhaven

- \*\*\*GUIDE PRICE £650,000-£675,000\*\*\*
- Three Bedrooms
- Period Features
- Wrap-Around Garden
- Fireplace in Lounge

Tenure: Freehold EPC Rating: Exempt

guide price

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LEW106213 - 0006

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