



£450,000 - £475,000 guide price

8 School Field, Barcombe, East Sussex, BN8 5DT

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this extended semi detached home situated in the heart of this popular Sussex village.

The property has been extended on the ground floor to provide a particularly generous living room with lounge, dining and sitting areas, there is a bright dual aspect fitted kitchen/breakfast room with an enclosed lobby to the side access. On the first floor are three bedrooms and a recently re-fitted bathroom with white suite.

Outside, the property sits in a larger than average plot with beautifully stocked and tended gardens to the front and rear. Of note is the delightful patio area which is an absolute suntrap offering a high degree of privacy as well as the generous timber built workshop and greenhouse.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Stairs to first floor.

Living Room- Decorative fireplace with cast iron inset, timber surround and stone hearth, opening to-

Dining & Sitting Area- Side aspect picture window and sliding double glazed patio doors opening onto the garden.

Kitchen/Breakfast Room- Fitted with a comprehensive range of pine fronted wall and base cupboards with contrasting roll edged working surfaces over, inset single bowl, single drainer stainless steel sink with adjacent chromed mixer tap, tiled splash areas, 4 ring ceramic hob with stainless steel back panel and cooker hood over, under unit oven, spaces for washing machine, dish washer and tall fridge/freezer, dual aspect double glazed windows to the front and rear, door to-

Lobby- Door to side access.

First Floor Landing- Front aspect window.

Bedroom- Rear aspect double glazed window overlooking the rear garden.

Bedroom- Rear aspect double glazed window, single wardrobe cupboard.

Bedroom- Front aspect double glazed window, range of built-in cupboards with louvre doors, matching overstairs cupboard.

Bathroom- Re-fitted with a modern white suite comprising a panel enclosed "P" shaped bath with shower over and tempered glass shower screen, wash hand basin with cupboard below, low level w.c., tiled walls, obscured double glazed window.





Outside...

Front Garden- Delightfully tucked away with path and gated access to front and side doors. The garden is mainly laid to lawn with enclosed beds, stocked and tended hedges providing a high level of privacy.

Rear Garden- A real feature of this property is the well stocked and tended rear garden. The property boasts a super patio area, recently re-paved with Indian sandstone slabs which offers a generous yet private area which is an absolute sun-trap. This is ideal for BBQ's and in turn leads to the main lawned area, once again flanked by thoughtfully planted beds and borders. This area leads to the rear of this larger than average garden which boasts a greenhouse and a sizeable workshop.





Location...

Barcombe Village offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse. Barcombe also boasts a sports and recreation ground and allotments. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

A Mainline Railway Station can be found at nearby Cocksbridge which offers direct services to Lewes and London. The station is approximately 2 miles from the property.

Historic Lewes is just 5 miles away and offers an array of shops, supermarkets, restaurants, public houses and cafes.

Secondary Schools can be found at Chailey, Lewes and Ringmer.

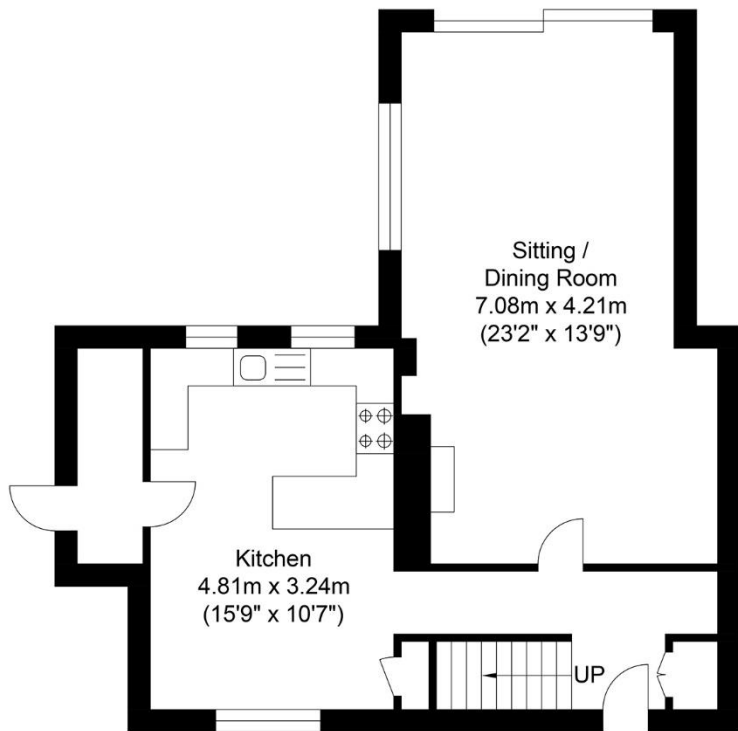
Tenure - Freehold

EPC Rating - TBC

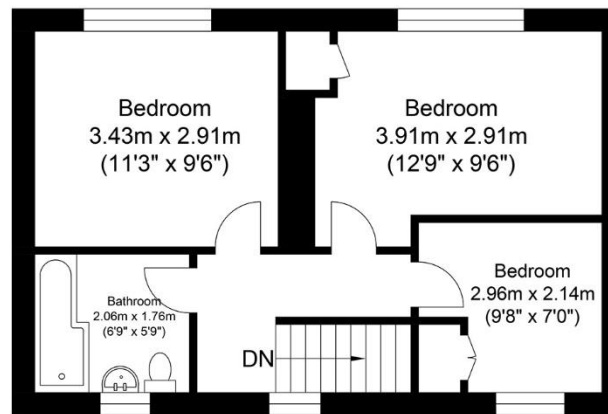
Council Tax Band - C



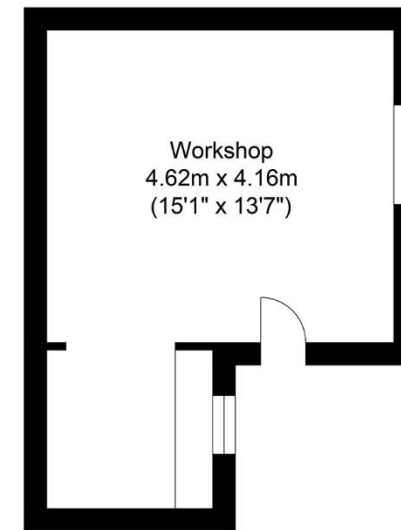
**For further enquiries or to arrange a viewing,
please contact the office on 01273 407929**



Ground Floor
Approximate Floor Area
585.44 sq ft
(54.39 sq m)



First Floor
Approximate Floor Area
390.94 sq ft
(36.32 sq m)



Outbuilding
Approximate Floor Area
259.41 sq ft
(24.10 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 90.71 sq m / 976.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947