



£425,000 O.I.E.O

32 Chandlers Mead, Cooksbridge, East Sussex, BN8 4SZ

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Overview...

A deceptively spacious home which features a generously sized Southerly Facing Garden, Off Street Parking and a Garden Studio.

The property is well presented and we feel offers potential for further extension.

Inside we find the ground floor accommodation comprises of a particularly generously sized L Shaped Sitting Room / Dining Room, with open fireplace, and in turn opens to the Modern fitted Kitchen Breakfast Room. There is also a Ground Floor Bedroom.

Upstairs there are 2 Double Bedrooms and a Modern Family Bathroom.

Outside the rear garden is of an enviable Southerly Aspect and hosts a timber built Garden Studio/Home Office. The property further benefits from ample Off Street Parking.



The property...

Entrance Hall – Stairs rise to first floor landing. Doors to principal rooms.

Open Plan Sitting Room / Dining Room – An L Shaped Room measuring a generous 21'9 x 18'6.

Sitting Area – Window to the front with views over front garden. Fireplace with open grate. Modern upright radiator. The room is open plan to;

Dining Area – Double opening to Kitchen. Fitted cupboard, glazed door with views and access to the rear garden. door to Entrance Hall and door to Ground Floor Bedroom.

Kitchen / Breakfast Room – Modern fitted kitchen comprising of mostly gloss black wall and base units mostly complimented by real wood worksurfaces. The kitchen is quite the statement piece with impressively sized windows and doors making the most of the views over the garden.

Ground Floor Bedroom – Currently used as a Games Room but could equally be used as a double bedroom enjoying views over the rear garden. There is currently a sealed door to the side which could be re-instated and would provide independent access via a covered passageway if desired.

First Floor Landing – Painted panelled doors to principal rooms. Window to the side. Linen Cupboard.





Property...

Bathroom – Modern white bathroom suite comprising of a bath with shower over. Wc and wash hand basin set into a vanity unit. Clean and simple white tiled walls. Window to the rear.

Bedroom 1 – A generously sized double bedroom with a pair of windows featuring elevated views to the front. Fitted wardrobe.

Bedroom 2 – A double bedroom with elevated views over the rear garden and onto the allotments behind.

Garden Office – Modern timber built Garden Studio. This is a generously sized light and airing building perfect as a home office or games rooms. The room has a vaulted ceiling, double doors to the garden and windows to the front and side. Power points and light.

Timber built Workshop and Stores – Located at the front and side of the property providing useful storage.



Location...



Driveway – Providing Off Street Parking for several vehicles.

Garden – The garden is of a generous size and faces an enviable Southerly aspect. The garden is relatively level and is mostly laid to lawn with an Indian Sandstone paved patio. The garden features mature trees, plants and shrubs. Gated access to the rear.

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge features a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, childrens recreation ground, modern farm shop with café and The Rainbow public house.

With the historical country town of Lewes is approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.



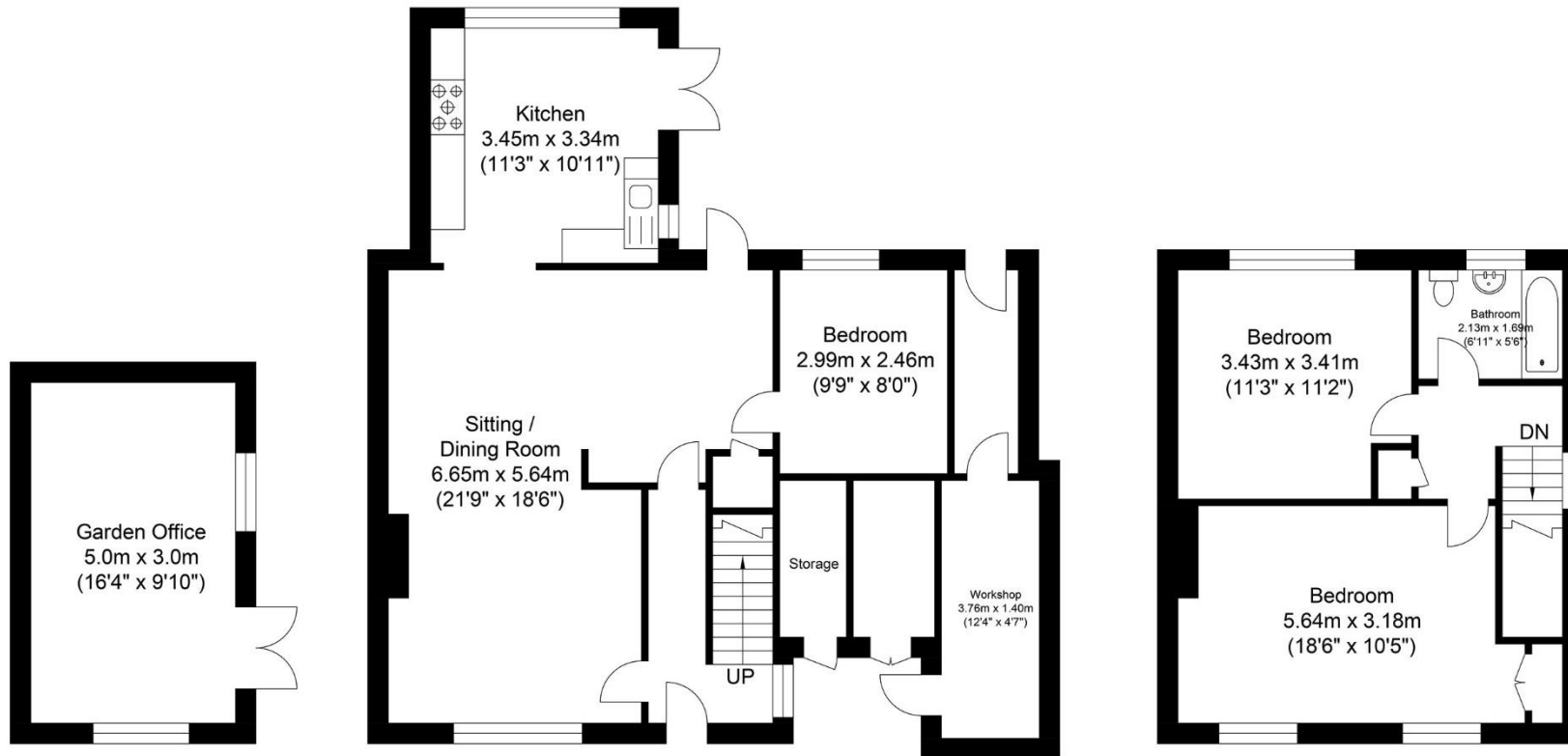
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - C

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



Lower Ground Floor
Approximate Floor Area
161.02 sq ft
(14.96 sq m)

Ground Floor
Approximate Floor Area
765.95 sq ft
(71.16 sq m)

First Floor
Approximate Floor Area
400.95 sq ft
(37.25 sq m)

Approximate Gross Internal Area = 123.37 sq m / 1327.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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