



£265,000 o.i.e.o.

Flat A, 1 Gladstone Buildings, High Street, Barcombe, East Sussex, BN8 5AX

**MANSELL
McTAGGART**
Trusted since 1947

The property...

This Refurbished, particularly spacious and highly individual apartment offers accommodation arranged over the first and top floors of an interesting period building standing in a prominent corner location in the heart of this popular and sought after village.

The Maisonette features a Modern Kitchen/Breakfast room and boasts 2 Double Bedrooms with an EnSuite shower room. Note- There is lapsed Planning Permission to develop a loft space.

PRIVATE ENTRANCE – the property benefits from having a private front door without the use a communal hall. Stairs rise to the first floor.

FIRST FLOOR LANDING – doors to principal rooms stairs continue to second floor.

LIVING ROOM – dual aspect room with views over Historic Barcombe High Street. Feature Fireplace.

KITCHEN – Modern Fitted Kitchen with block-wood worksurfaces over and metro style tiled splashbacks. The Kitchen incorporates a Breakfast Bar and space for appliances.

FAMILY BATHROOM – Modern bathroom suite comprising of a Shower Enclosure with glass screen and modern tiled surround. Bath, wc and wash hand basin.

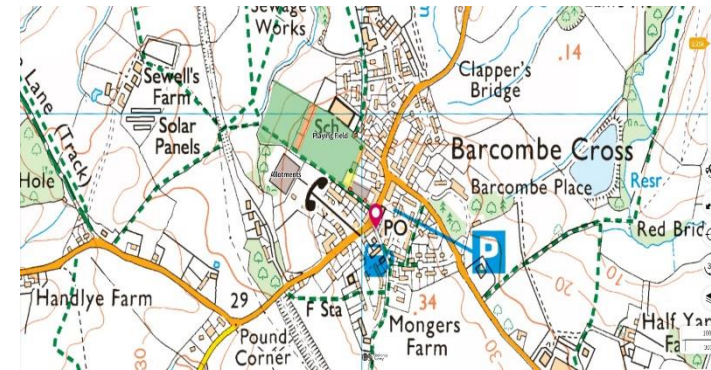
BEDROOM 1 – Double Bedroom with roof top views

EN SUITE – Modern Shower Room in a white suite comprising of a shower enclosure with glass screen, wash hand basin and wc.

SECOND FLOOR LANDING

BEDROOM 2 – Dual Aspect Double Bedroom with Vaulted Ceiling and Views over Rooftops and the countryside in the distance.





Outside...

The property benefits from an undeveloped loft space which has lapsed Planning Permission to develop into a 3rd Bedroom with two roof windows. Planning Ref: LW/21/0177.

ALLOCATED OFF STREET PARKING SPACE

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.

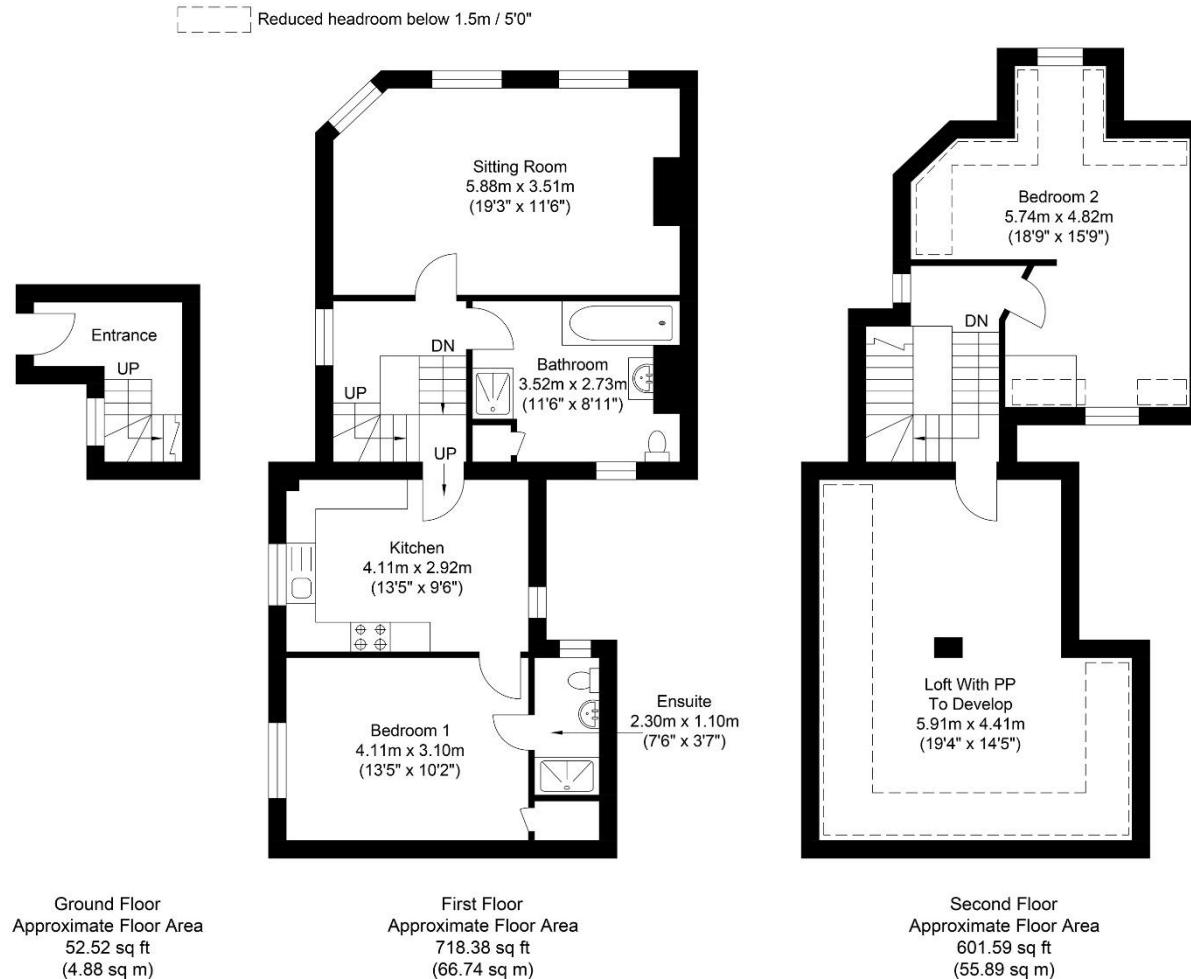
Share of Freehold – apx 996 years remaining

Maintenance Charge – apx £720 per annum

EPC Rating - E

Council Tax Band – B





Approximate Gross Internal Area = 127.51 sq m / 1372.50 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