



£610,000 offers in excess of
2 Court Farm Close, Piddinghoe, East Sussex, BN9 9AR

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

We are pleased to market for sale this 4 Bedroom Detached home in the popular village of Piddinghoe.

The 1,500 sq ft home boasts a pretty South East facing Garden, Off Street Parking and glimpses of the South Downs and local Countryside.

Inside we find a generously sized Living/Dining Room measuring an impressive 22ft x 20ft and featuring exposed floorboards and a wood burning stove. The Kitchen Breakfast Room boasts triple aspect views over the garden and there is a further Study and Ground Floor Cloakroom.

Upstairs there is a Modern Bathroom and 4 Bedrooms, three of which are comfortable double bedrooms with fitted wardrobes and views of the local countryside and South Downs.

Outside in addition to the delightful rear garden the former garage has been developed into a Workshop and separate Storage space whilst retaining Off Street Parking in front.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Porch- Double glazed front door and door to side. Door to Workshop and Front door opens to;

Entrance Hall- Painted panelled doors to principal rooms. Fitted cupboard with double doors.

Living/Dining Room- A generously sized dual aspect room with bay windows to the front and rear overlooking the pretty gardens. Exposed floorboards and feature fireplace with wood burning stove inset. Painted panelled doors to principal rooms.

Kitchen/Breakfast Room- Hand painted kitchen finished in a modern grey and complimented by white tiled splashbacks. The triple aspect kitchen/breakfast room is flooded with natural light and enjoys views and access to the garden.

Study- A comfortable office with views over the front garden.

Ground Floor Cloakroom- Modern white suite comprising of a wc and wash hand basin. Window to the side.

First floor Landing- White painted panelled doors to principal rooms.

Bathroom- A modern white bathroom suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. Frosted window to the front.

Bedroom 1- A generously sized double room with modern fitted wardrobes and views of the countryside in the distance.

Bedroom 2- Another generously sized double bedroom with distant views over the countryside.





Property and Outside...

Bedroom 3- A comfortable double bedroom with modern fitted wardrobe and views of the countryside in the distance.

Bedroom 4- A good size bedroom with views to the front.

OUTSIDE

Workshop- The former garage is now presented as a useful workshop with power points and light and double glazed window to the side. The front area of the garage has been cleverly retained as a **Garden/Bicycle Store.**

Rear Garden- A pretty rear garden of a South Easterly aspect making the most of the sun. the noticeably private garden is mostly laid to lawn surrounded by mature and established plants and shrubs. There is a paved patio adjacent to the Breakfast Room making an ideal spot for al fresco dining.





Location...

Piddinghoe Village is located between Historic Lewes and the coast at Newhaven. The pretty village is full of charm and character, and is positioned at the edge of the River Ouse featuring a small dock and boat yard. The Village boasts a wonderful Village Green and Recreation Ground, complete with tennis court, a sailing lake, historic church, community 'telephone box library' a village hall which is home to numerous clubs and activities. There is a bus service providing route to Lewes and Newhaven and onto Brighton beyond, and a private minibus service is provided to school children to access schools.

Nearby Lewes offers a bustling High Street featuring a number of shops, restaurants, cafes and eateries as well as many public houses, and antique centres. The country town is also home to The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes Mainline Railway Station offers regular direct services to Brighton, London and Gatwick.

Lewes is proud to have a number of well referred schools catering for all ages from nursery to tertiary college with wider education available in neighbouring Brighton.

Lewes is also home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

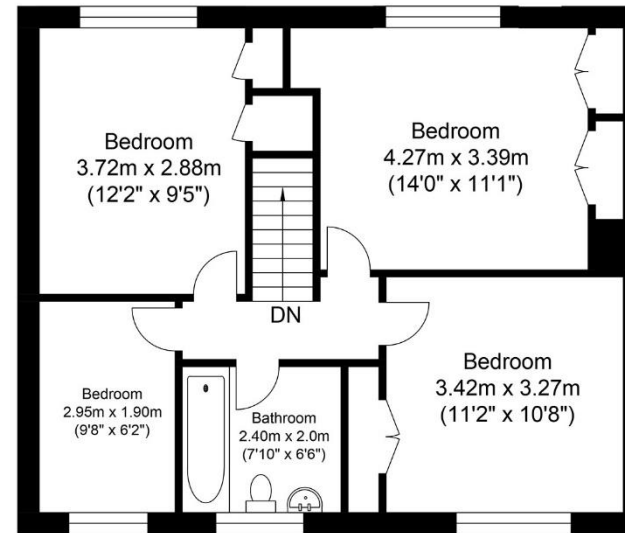
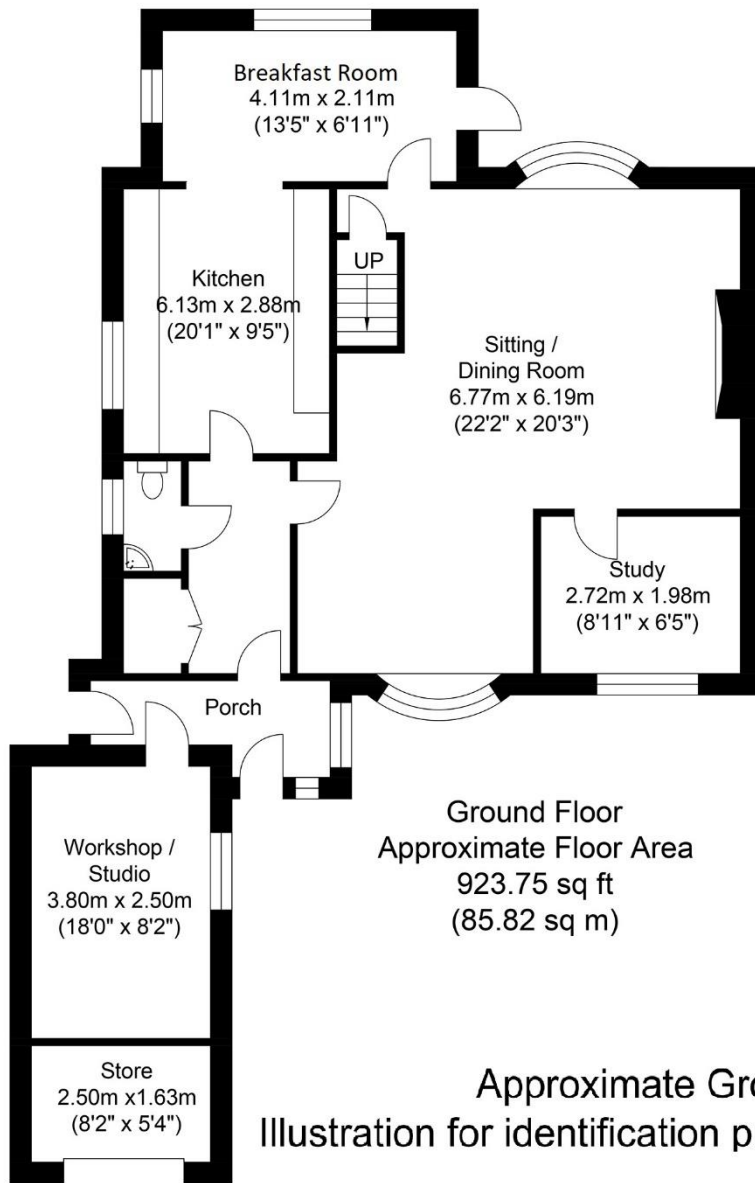
Tenure - Freehold

Oil fired Central Heating - Double Glazing.

EPC Rating - TBC

Council Tax Band - F





Approximate Gross Internal Area = 141.07 sq m / 1518.46 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