



£800,000 - £850,000 guide price

42 Rookery Way, Bishopstone, East Sussex, BN25 2TD

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Overview...

We are extremely pleased to present for sale this Detached 5 Double Bedroom, 3 Bathroom and 3 Reception Room home which boasts impressive far reaching Views of the local countryside and the sea at Bishopstone Beach.

This unique 2,200 sq ft home is beautifully presented, having been extended & recently refurbished throughout. The property benefits from a number of bespoke architectural features including a Galleried Landing, vaulted ceilings in part and a principal bedroom suite with Juliet Balcony and EnSuite Shower Room. The property offers flexible and adaptable accommodation with Bedrooms and Bathrooms arranged over the ground floor and also the first floor. The home is currently presented with 5 Double Bedrooms & 3 Modern Bathrooms with a Sitting Room with woodburning stove & glorious views a further Snug & Modern Kitchen Dining Room.

Outside there is a fantastic landscaped garden boasting a heated pool, a decked terrace which makes the most of the downland and sea views, a second terrace for entertaining and al fresco dining and a superb 16ft Garden Studio/Home Office.

To the front of the property there is an extensive driveway offering parking for 4 vehicles and garage.



The property...

Entrance Porch- Window to the side and front door to;

Entrance Hall- A generously sized and well lit Reception Hall with doors to principal rooms and fitted cupboard. The entrance is open plan to the Snug and Dining Area and boasts a feature staircase with Galleried Landing.

Snug- A cosy reception area nestled under the impressive Galleried Landing.

Kitchen Dining Room- Modern fitted kitchen finished in a gloss cream colour and complimented by wooden worksurfaces. The kitchen comprises of a great selection of cupboards and drawers and boasts enviable views through the lean-to greenhouse of open countryside to the rear.

Sitting Room- A bright and light reception room with an almost entire wall of floor to ceiling windows and double doors making the most of the truly enviable far reaching views of the South Downs, the sea and the Coast at Bishopstone Beach. The room further features a fireplace with wood burning stove inset.

Ground Floor Bathroom- A modern bathroom suite comprising of a bath, wc, wash hand basin and a separate generously sized shower enclosure. All complimented by modern grey part tiled walls and floor. Window to the side, heated towel rail.

Ground Floor Bedroom - A generous double bedroom with front aspect window. Wall to wall fitted wardrobes with sliding doors providing excellent storage.

Ground Floor Bedroom- A further generously sized double bedroom with front aspect window.

Galleried Landing- Boasting impressive far reaching views which reach the sea. Roof window and useful eaves storage cupboard.





Property and Outside...

Bedroom- A comfortable double bedroom with two walls of fitted wardrobes and doors which open to a Juliet Balcony which make the most of the Downland and Coastal views. Sliding door to;

EnSuite- A luxurious shower room with an impressive generously sized multijet shower, wc and wash hand basin set into a vanity unit.

Bedroom- Another comfortable double bedroom with window to the front.

Bedroom- A further comfortable double bedroom with window to the front.

Shower Room- Modern shower room with enviable multijet shower wc and wash hand basin set into a vanity unit.

OUTSIDE

Garage- Modern roller door, power points and light. Pedestrian door to garden.

Driveway - Brick laid driveway providing ample off street parking for numerous vehicles.





Outside and Location...

Garden- A wonderful garden which features a decked terrace which provides impressive views over the South Downs National Park and the Sea at Bishopstone Beach. The terrace is an excellent area to entertain and for al fresco dining. Steps then lead down to the remainder of the garden which is laid to lawn and surrounded by mature and well kept shrubs. A stepping stone pathway leads to an enviable heated Pool which boasts an air source heat pump. There is a further decked terrace area and a superb Garden Office/Studio and a **Greenhouse** complete with butler sink and power points.

The **Garden Office/Studio** works for a variety of uses such as a Home Office, Studio or Workshop. The garden further benefits from gated access to the rear to a track which leads out to Bishopstone Road and from here there is immediate access to the local countryside walks over the South Downs and Bishopstone Village.

Rookery Way is a popular Cul De Sac comprising of detached homes. The property is just a 15-minute walk (Source Google Maps) to Bishopstone Mainline Railway Station which offers regular direct services to Seaford, Brighton, Lewes, Gatwick and London. The popular beach is just 3 minutes further.

Old Bishopstone is truly picturesque with some beautiful scenic walks through the South Downs National Park offering panoramic far reaching views.

Seaford High Street is a 4-minute drive away (source Google Maps) the town offers an excellent array of shops, restaurants, library, supermarkets, leisure centre with gym, a swimming pool and another mainline railway station.

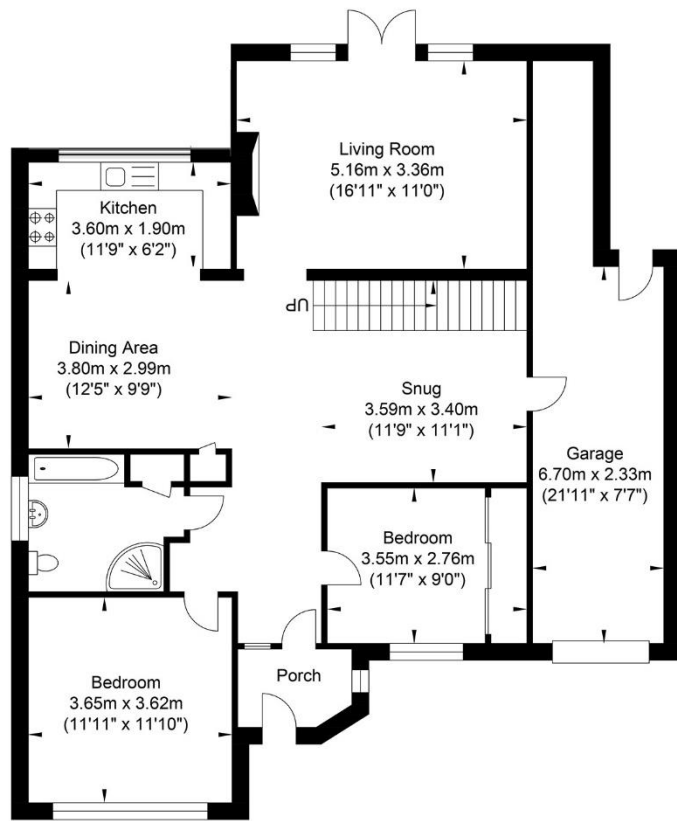
There is an excellent choice of schools catering for all ages and the town is proud to host a number of sports clubs

Tenure - Freehold

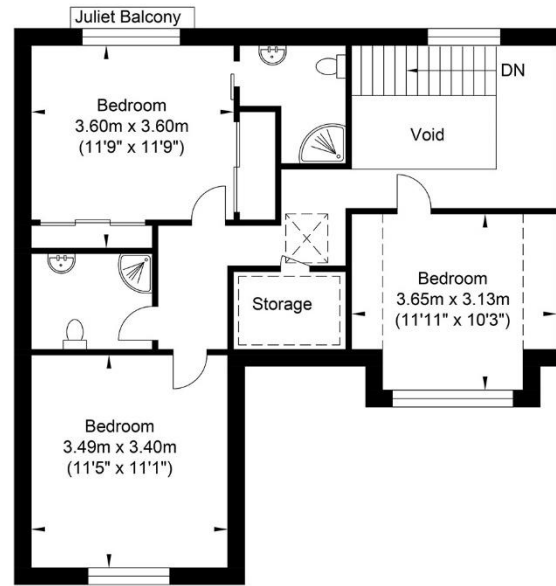
EPC Rating - C

Council Tax Band - D

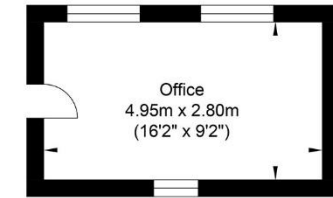




Ground Floor
Approximate Floor Area
1351.51 sq ft
(125.56 sq m)



First Floor
Approximate Floor Area
708.15 sq ft
(65.79 sq m)



Outbuilding
Approximate Floor Area
149.18 sq ft
(13.86 sq m)



Approximate Gross Internal Area = 205.21 sq m / 2208.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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