



£400,000-£440,000 guide price

16 The Grange, Barcombe, East Sussex, BN8 5AT

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Overview...

A rare opportunity to purchase a modern 3 bedroom freehold house situated just off the High Street in the heart of this sought after village.

This super end of terraced property would make a great home and offers a porch which opens to a hallway with stairs to the first floor and a ground floor w.c. There is a separate fitted kitchen to the front and a lounge/dining room to the rear opening into a double glazed conservatory.

The first floor offer three bedrooms, the larger having a walk-in shower while the rest of the family can use the modern fitted bathroom.

Outside, there is a good size rear garden which backs onto open land, It is mainly laid to lawn with and area of patio and gated side access.

This property also benefits from approved planning for single-storey rear and side extensions, loft conversion with hip-to-gable extension together with 1 no rear dormer and rooflights to front- LW/21/0783

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Porch- A brick built porch with uPvc double glazed door and windows., glazed door to-

Entrance Hall- Stairs to the first floor.

Cloakroom/W.C.- Fitted white suite comprising a low level w.c., wash hand basin with chromed mixer tap, counter top with appliance space below.

Kitchen- Fitted with a range of white flush fronted units and contrasting worktops, inset sink with adjacent mixer tap, space for freestanding slot-in cooker, tall fridge/freezer and under counter dishwasher, tiled splash areas, front aspect uPvc double glazed window, space for a small breakfast table.

Lounge/Dining Room- A great dual aspect room with uPvc double glazed window to the side and sliding double glazed patio doors opening into the conservatory, open fireplace with stone surround and hearth, laminated flooring, storage cupboard.

Conservatory- A brick and uPvc double glazed construction with a triple polycarbonate roof, double doors opening onto the rear garden.

First Floor Landing- Side aspect uPvc double glazed window, hatch to loft.

Bedroom- Rear aspect double glazed window overlooking the rear garden, built-in wardrobe, door to-

Ensuite Shower- Tiled enclosure with tempered glass door.

Bedroom- Front aspect uPvc double glazed window.





Property and Outside...

Bedroom- Rear aspect uPvc double glazed window.

Bathroom- Refitted with a modern white suite comprising a panel enclosed bath with chromed taps, wash hand basin set in vanity unit, low level w.c. with a concealed cistern, part tiled walls, obscured uPvc double glazed window.

OUTSIDE

Front Garden- An enclosed front garden, well stocked with shrubs and enclosed by brick walling with gated access.

Rear Garden- A good size garden, predominantly laid to lawn with area of paved patio. Timber fencing with gated side access.

Allocated Parking Space- Parking for 1 car.

Visitor Parking





Location...

The Grange is a private cul-de-sac off Barcombe High Street, with immediate access to the bus stop, village pub and excellent village store. There is a business hub which provides meeting rooms for hire and a further pub which offers the opportunity to hire rowing boats along the River Ouse.

The primary school is a safe 5 minute walk, with the village hall a little further. The house backs onto the village sports ground, the bowling club and beyond the primary school to open countryside.

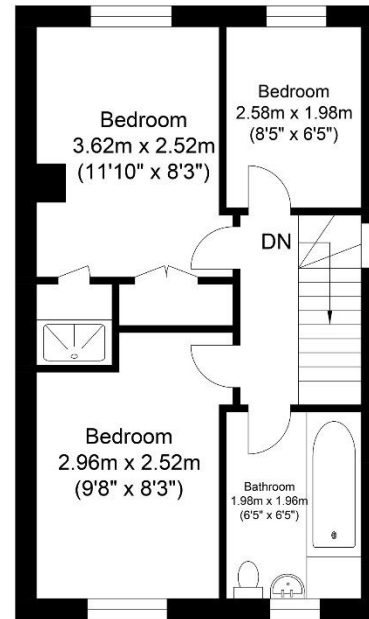
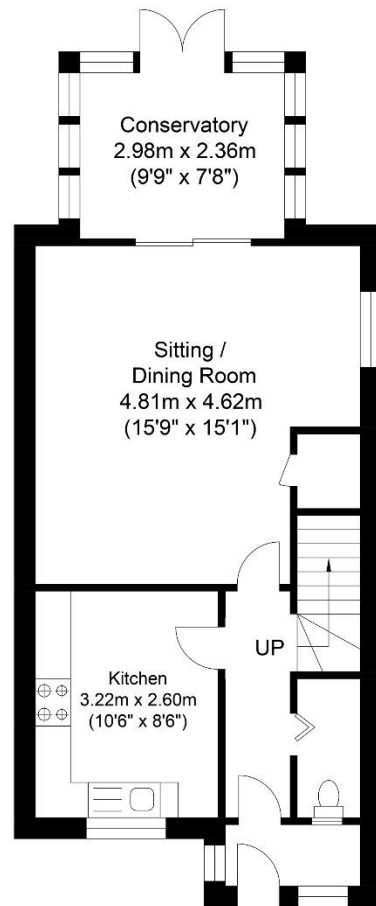
Barcombe also boasts a sports and recreation ground and allotments. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

Lewes is approximately 5 miles away with Cooksbridge Railway Station just over 2 miles, (London Victoria (65 mins) and London Bridge (90 mins). Lewes' historic town centre has an abundance of period properties and attractions, together with an excellent range of independent shops, pubs, cafes, restaurants and the superb Depot Cinema.



Tenure - Freehold
Electric Heating - Double Glazing.
EPC Rating - D- Expired
Council Tax Band - D
Estate Charge- £40.00 p.m.

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



Ground Floor
Approximate Floor Area
501.49 sq ft
(46.59 sq m)

First Floor
Approximate Floor Area
404.29 sq ft
(37.56 sq m)

Approximate Gross Internal Area = 84.15 sq m / 905.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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