



£550,000 - £575,000 guide price

Hunters Croft, The Street, Selmeston, East Sussex, BN26 6UD

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Overview...

A fantastic family home backing directly onto local countryside with stunning views reaching as far as the South Downs National Park.

The extended 4 Bedroom, 2 Bathroom, semi-detached home offers both flexible and adaptable accommodation and whilst beautifully presented offers further potential to develop, potentially into the loft and/or the basement subject to the usual consents and permissions.

The property is located at the end of a private cul de sac and features a wonderful open plan Living, Kitchen Day Room with partially vaulted ceiling and stunning views. There is a further Sitting Room with open fireplace and parquet floor. Completing the ground floor accommodation is a Bedroom/Studio with EnSuite Shower Room. Upstairs there is a modern Family Bathroom and 3 Double Bedrooms, but were originally 4, which could be re-instated if desired.

Outside there is great garden of a generous size which lays adjacent to the countryside and a raised terrace takes full advantage of the enviable views.



The property...

Entrance Hall- Beautiful parquet floor, and equally beautifully stained-glass, porthole window to the front. Stairs lead to the first floor. Cloaks cupboard. Doors to principal rooms.

Open Plan Living, Kitchen, Day Room- An impressive open plan Living, Kitchen, Dining Room with magnificent far reaching views which extends across the local countryside and onto the South Downs in the distance.

Kitchen, Dining Room- A fantastic room of a more than generous size and boasting glorious views across the local countryside and South Downs. The modern kitchen is finished in a white gloss design and is complimented by real wood worksurfaces and a Herringbone wood floor. Three sizable windows make the most of the uninterrupted views and roof windows help flood the room with natural light. The room boasts a vaulted ceiling with exposed timbers which add character and double doors lead into the garden. Full width opening to;

Living Room- A dual aspect room with views to the front and side with views over the garden. The room features an open fireplace with decorative tiled hearth and surround and a gorgeous parquet floor. Door to Entrance Hall.

Ground Floor Bedroom/Studio - Presented as a Studio but perfect as a ground floor bedroom with views over the front garden. Door to EnSuite and Door opens to reveal stairs down to the Basement.

EnSuite- Modern ground floor wet room style of shower room with rainfall shower, wc and wash hand basin. Black tiled walls contrasting with a lighter colour floor tiles create a luxury feel to the suite.

First Floor Landing- Doors to principal rooms. Linen cupboard.





Property...

Bedroom 1- Formerly two bedrooms now knocked through into a more than generously sized principal bedroom with dual aspect light and splendid far reaching views over the local countryside and South Downs.

Bedroom 2- A generous double bedroom with exposed painted floorboards, fitted wardrobe and elevated views to the front.

Bedroom 3 - A comfortable double bedroom with magnificent far reaching views over the countryside and South Downs.

Bathroom- A modern bathroom suite comprising a tear shaped bath with shower over and glass screen door. WC and wash hand basin set into a vanity unit. Modern tiled walls and window to the front.

Basement - A surprising find in this property is the basement which offers good head height but is otherwise un-developed. The basement comprises three primary rooms with further storage areas. The sellers advise us that neighbours have developed their basements into reception spaces.





Outside and Location...

Garden - The garden is generously sized and relatively level. Primarily laid to lawn with mature and established plants and shrubs with a raised terrace adjacent to the Kitchen. The terrace makes the most of the impressive, un-interrupted views over the adjoining countryside.

Driveway- Located at the front of the property and providing off street parking.

Selmeston is a pretty village located just 6 miles East of Lewes. The village is home to a beautiful church, a village hall which hosts events and is also available for private hire. There is a well stocked Convenience Store at the petrol station and an excellent recently refurbished public house known as the Barley Mow. A little further away is Middle Farm with butchery and farm shop. Middle farm is a popular children's petting farm with seasonal events such as lambing season.

Berwick is another village located close by with direct scenic walks from Selmeston, Berwick is home to a Mainline Railway Station with direct services to Lewes, Gatwick and London.

Schooling can be found at nearby Firle, who provide a bus service to and from the school and local villages. Laughton and Ringmer also provide excellent schools, with further options at Bedes and further afield in Brighton and Eastbourne.

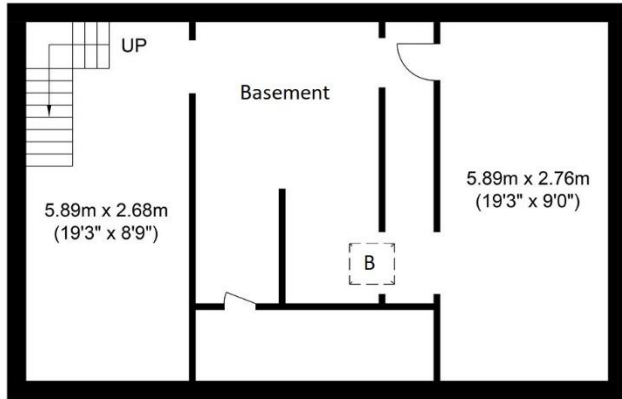
Tenure - Freehold

Oil fired central Heating - Double Glazing.

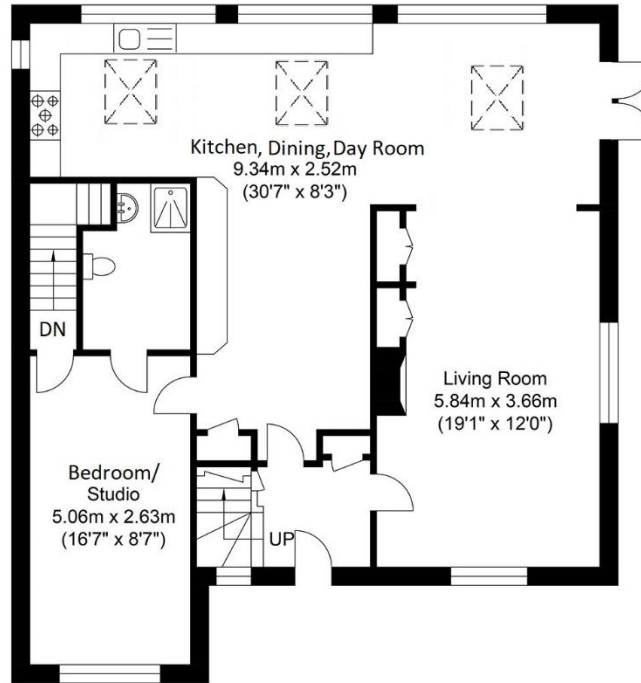
EPC Rating - E

Council Tax Band - E

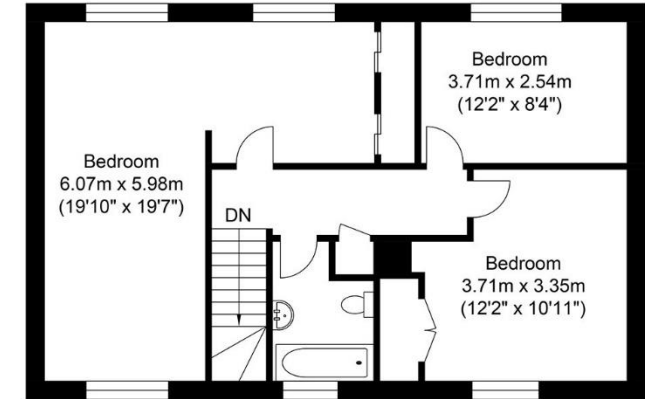




Basement
Approximate Floor Area
605.47 sq ft
(56.25 sq m)



Ground Floor
Approximate Floor Area
941.08 sq ft
(87.43 sq m)



First Floor
Approximate Floor Area
605.47 sq ft
(56.25 sq m)

Approximate Gross Internal Area = 199.93 sq m / 2152.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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