



£675,000-£700,000 Guide Price

Olwyn, Swanborough Drove, Swanborough, East Sussex, BN7 3PQ

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Overview...

A rarely available semi-detached family home situated in this sought after rural location in the heart of the countryside yet within easy reach of Lewes.

This super property offers three bedrooms and two reception rooms with refitted kitchen, utility room, ground floor w.c. and modern fitted white bathroom.

Outside, the property is situated on a particularly generous plot with large lawned rear garden offering views over open countryside. There is a paved patio and a detached garden studio, ideal for working from home or further development stp.

To the front is another large lawned area housing a detached garage/workshop with loft room again with potential for further development stp plus a driveway with parking.

This wonderful property has undergone a program of works by the current owner yet offers further scope to extend to the side stp.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Porch- Front aspect double glazed windows, hanging for coats, door to-

Dining Room/Family Room- A great family room flooded with natural light through the side aspect double glazed windows and rear aspect double glazed double doors which open onto the rear patio, chimney breast housing a cast iron wood burning stove, tiled flooring, stairs to the first floor, ceiling mounted Infra-red heater, doorway to kitchen.

Sitting Room- A super bright room with large front aspect double glazed window overlooking the front garden, open fireplace with brick surround and timber mantle over, stripped wood flooring, ceiling mounted Infra-red heater.

Kitchen- Refitted with a comprehensive range of contemporary flush fronted wall and base cupboards with toughened glass and granite worktops, ceramic double bowl sink and chromed mixer tap, ceramic hob, eye level double oven and microwave, rear aspect double glazed window, tiled flooring, door to-

Utility Room- Side aspect double glazed window and matching door opening onto the rear patio, expanse of worktop with spaces below for washing machine and tumble dryer, quarry tiled floor, ceiling mounted Infra-red heater.

First Floor Landing- Front aspect double glazed window, ornate balustrade, linen cupboard, ceiling mounted Infra-red heater.

Bedroom- Rear aspect double glazed window overlooking the rear garden with super open countryside views, wood flooring, ceiling mounted Infra-red heater.





Property and Outside...

Bedroom- Front aspect double glazed window, extensive range of built-in wardrobes.

Bedroom- Rear aspect double glazed window overlooking the rear garden.

Bathroom- Refitted with a modern white suite comprising a panel enclosed bath with shower over, tempered glass shower screen and tiled surround, wash hand basin with chromed mixer tap, tiled floor, chromed towel rail, ceiling mounted Infra-red heater.

OUTSIDE

Rear Garden- A good size lawned garden, mainly laid to lawn with an area of paved patio, variety of fruit trees and bushes including apples, pears, cherries, plums, quince, gooseberries, currants, honeyberries, guavas, strawberries, and other perennial vegetables, beautiful far-reaching views over open countryside.

Garden Studio- A timber construction with dual aspect windows and countryside views.





Outside and Location...

Front Garden- Mainly laid to lawn with post and rail fence and pathway to-

Garage/Workshop- A good size double garage with attic room offering potential to develop further stp. There is driveway parking to the front with potential to expand further.

LOCATION

Swanborough is a delightful hamlet set in the heart of the gorgeous Sussex countryside yet only a few miles to Lewes town centre.

Abutting open fields with direct South Downs access at the end of Swanborough Drove, there is quick access to the south coast and Brighton. Kingston village is nearby with its excellent primary school, local pub and village hall.

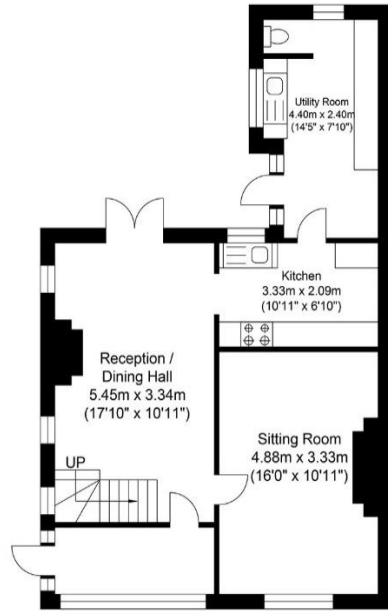
Lewes, the county town of East Sussex, is an attractive market town with many historical attractions including period properties, independent shops, 3 superstores, cafes, pubs and restaurants and cinema.

Lewes mainline Railway Station has connections to London Victoria, London Bridge and Brighton. There are many excellent schools in the area including Brighton College, Bedes, Ardingly and Lewes Old Grammar including state schools in Lewes and the surrounding area.

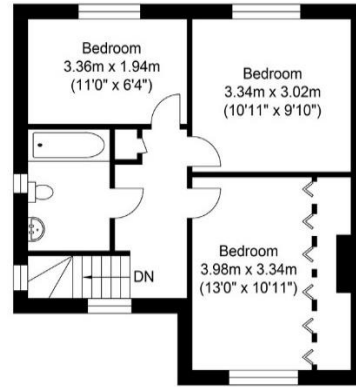
Tenure - Freehold
Electric Infra-red Heating, Log Burner
EPC Rating - E Council Tax Band - D

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

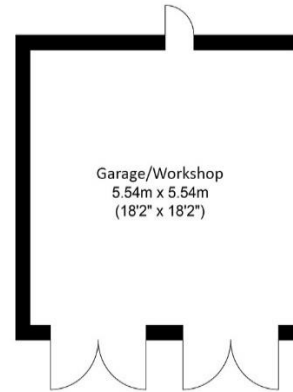




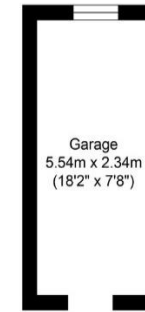
Ground Floor
Approximate Floor Area
621.83 sq ft
(57.77 sq m)



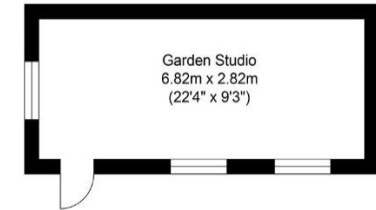
First Floor
Approximate Floor Area
461.77 sq ft
(42.90 sq m)



Ground Floor
Approximate Floor Area
330.34 sq ft
(30.69 sq m)



First Floor
Approximate Floor Area
139.50 sq ft
(12.96 sq m)



Outbuilding
Approximate Floor Area
206.99 sq ft
(19.23 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 144.32 sq m / 1553.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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