



£725,000 guide price

1 Navigation Cottages, The Street, Rodmell, East Sussex, BN7 3HF

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# Overview...

A wonderful Grade II Listed, 3 Bedroom Semi-Detached home situated in an elevated position in the picturesque village of Rodmell.

The property boasts a number of character features, including gorgeous internal doors, exposed beams in part and a wood burning stove, yet benefits from a modern Air Source Heat Pump serving the central heating.

Outside there is an exceptional garden which has been lovingly crafted by the existing owner. The garden wraps around the property to three sides and provides privacy and seclusion within the heart of this pretty downland village.

Inside the property has a generous Sitting Room with woodburning stove, a Dining Area with views over the garden, a Modern Kitchen Breakfast Room, a useful Utility Room and a Ground Floor Bathroom. Upstairs there are 3 good size Bedrooms, one with mezzanine area, each enjoying elevated views over the garden and two bedrooms enjoying views over fields.

VIEWING RECOMMENDED





# The property...

## ACCOMMODATION

**Entrance Hall-** Front door, stairs to first floor landing, linen cupboard. Doors to principal rooms-

**Sitting Room-** A beautifully presented reception room featuring a wood burning stove set into a chimney breast with timber mantel. Fitted cupboards and shelves either side. The dual aspect room enjoys views over the exceptional garden and leads into a Dining Area and also the Kitchen Breakfast Room.

**Dining Area-** A bright conservatory style of room with glorious views and double doors which lead into the garden, wood floors and conservatory style roof.

**Kitchen/Breakfast Room-** Modern fitted kitchen comprising of a great range of cupboards and drawers finished in a timeless white and complimented by wooden worksurfaces. The kitchen enjoys elevated views over the garden and obscured views of the fields beyond. Wooden floors.

**Ground Floor Bathroom-** A modern white suite comprising of a bath, with shower over and glass screen door, wc and wash hand basin. The dual aspect bathroom is light and bright and complimented by clean white tiled walls.

**Utility Room-** A useful addition to any home with space for appliances and views over the garden.

**First Floor Landing-** Ancient wood panelled doors with latches believed to date back to the 1600's. Fitted cupboard.

**Bedroom 1-** A generous double bedroom with dual aspect views over the garden and over the village. Fitted wardrobes.

**Bedroom 2-** Another double bedroom with partially vaulted ceiling and benefitting from a mezzanine area accessible via a timber ladder. Elevated views over the front garden and fields beyond.







## *Property and Outside...*

**Bedroom 3-** A comfortable bedroom with elevated views over the front garden and views beyond.

### **OUTSIDE**

**Garden-** An exceptional garden which wraps around the property to three sides. The garden is elevated which provides excellent privacy and great natural light. The garden has been lovingly crafted by the current owner and provides a number of 'rooms' within the garden. There are areas of lawn, well stocked, and established beds and numerous features including seating areas both in shade and sunshine. Vegetable Garden and mature fruit trees. There is a wonderful timber built **Garden Studio** which has been developed to provide a Bedroom area with ensuite Shower Room for guest to enjoy.







## Location...

**Rodmell** is a desirable and picturesque village which offers all the charms of village life, set within the South Downs National Park.

The Village has a range of leisure activities including a village hall, playing field and historic church, "Monks House," author Virginia Woolf's 16th-century country home, local vineyard "Breaky Bottom", and the village public house, the "Abergavenny Arms". The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes, and the Sussex coastline.

The historic town of Lewes is only 3.5 miles away and offers many individual shops, restaurants, outdoor swimming pool, The Depot Cinema and Leisure Centre with gym and indoor pool. The coast is only 3.5 miles away and Seaford offers beach swimming and a popular yacht club.

There is a highly regarded primary school in the neighbouring village of Kingston and excellent state schools along with well-respected private schools catering for all ages in Lewes including "Priory Secondary School," "Sussex Downs College," and "Lewes Old Grammar School"



Tenure - Freehold

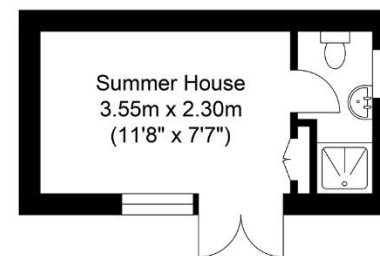
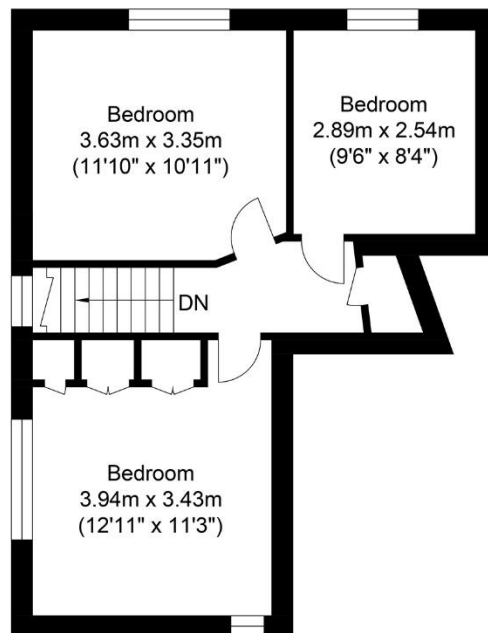
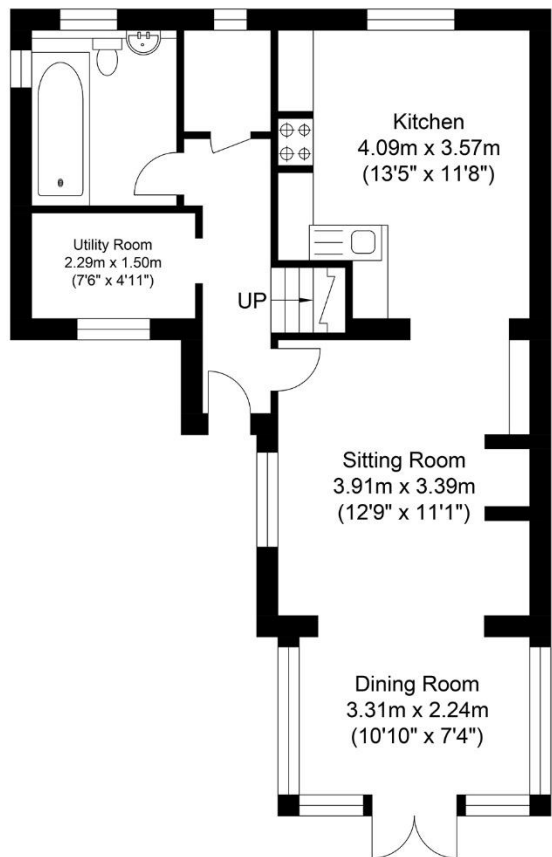
Air Source Heat Pump - Grade II Listed -

We understand the property has a flying freehold with Bedroom 3 and some of the landing overhanging the neighbouring property.

EPC Rating - D

Council Tax Band - E





Ground Floor  
Approximate Floor Area  
577.59 sq ft  
(53.66 sq m)

First Floor  
Approximate Floor Area  
421.73 sq ft  
(39.18 sq m)

Outbuilding  
Approximate Floor Area  
116.68 sq ft  
(10.84 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 92.84 sq m / 999.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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