



£450,000 guide price

Barrows, Shortgate Lane, Laughton, East Sussex, BN8 6DE

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The property...

A lovely character cottage situated in a super semi-rural location within easy reach of Laughton village, the Village store and Roebuck Inn. This attractive property comprises a pretty sitting room with cast iron log burner, a generous rear reception /bedroom with views over the garden and a modern fitted kitchen with pantry. There are two bedrooms and a white fitted bathroom on the first floor and the property sits on a good size plot with an enclosed rear garden. NO CHAIN

ACCOMMODATION

SITTING ROOM- A lovely room with double glazed front aspect window, chimney breast housing a cast iron log burner with brick surround, stairs to first floor and door to-

RECEPTION/BEDROOM- A good size bright room with front and side aspect double glazed windows overlooking the rear garden.

KITCHEN- Fitted with a modern range of flush fronted cupboards and matching worktops, inset stainless steel sink with chromed mixer tap, 4 ring ceramic hob with oven below, spaces for washing machine and dishwasher, front and side aspect double glazed windows, tiled floor, pantry and door to side access.

FIRST FLOOR LANDING

BEDROOM- A good size room with front and side aspect double glazed windows, fitted wardrobes.

BEDROOM- Side aspect double glazed window, built-in wardrobe.

BATHROOM- White suite comprising a panel enclosed bath with shower over, tiled surround and shower screen, pedestal wash hand basin, low level W.C., double glazed windows.





Outside and Location...

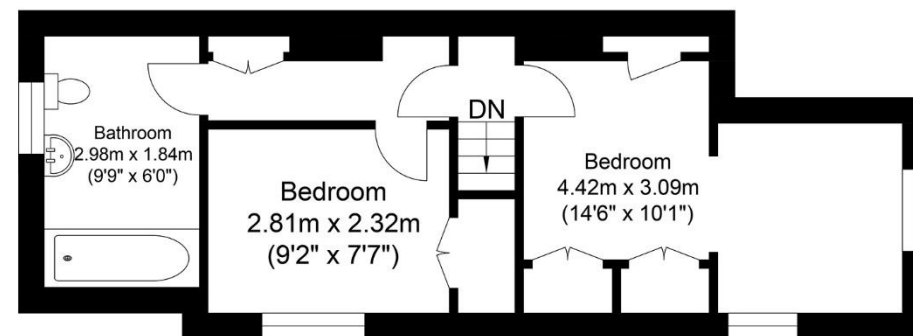
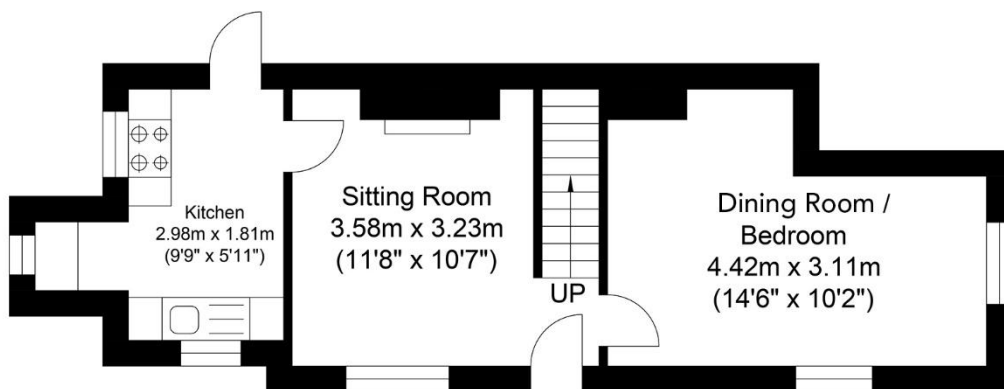
GARDEN- A lovely cottage garden extending round the property, mainly laid to lawn with flower borders. The plot is fence enclosed with gated access and timber shed/log store.

Laughton is a popular and picturesque village just 6.5 miles to the East of Lewes. The village benefits from a primary school, a community owned village shop and post office, a popular public house offering dining. A regular and late running bus service offers routes to Lewes, Eastbourne and Brighton and train services are available at Berwick, Uckfield and Lewes. Many scenic walks are also within striking distance of the property with access to the local countryside and woodland.

Tenure - Freehold
Electric Central Heating
Double Glazing.
EPC Rating - F
Council Tax Band - D
NO CHAIN

Please contact 01273 407929 to arrange an appointment to view or if you have any questions





Ground Floor
Approximate Floor Area
326.57 sq ft
(30.34 sq m)

First Floor
Approximate Floor Area
317.21 sq ft
(29.47 sq m)

Approximate Gross Internal Area = 59.81 sq m / 643.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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