



Ivy Cottage Poynings Road, Poynings, BN45 7AG

A fabulous three bedroom semi-detached flint cottage built in the 1860's occupying a 0.25 acre plot, adjoining Poynings Village Cricket Green at the foot of the South Downs and within the National Park.

In Excess of
£800,000



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Ivy Cottage Poynings Road

Poynings

Outside Light & Front door

Hall - stairs to first floor, understairs cupboard, wooden floor, door to bathroom then door to:

Open Plan Kitchen/Dining/Living Room

Living Area - Open fireplace, tiled hearth, wood floor, window to front with views.

Kitchen/Dining Room - High gloss, apollo Silestone tops and returns, integrated microwave, washer dryer, space for dishwasher, AEG hood, stainless steel sink unit, Travertine stone floor with underfloor heating, windows and double doors to outside, double doors to:

Conservatory - part brick & UPVC with polycarbonate roof, tiled floor and doors to rear garden

Bath/WC - 'Pegasus' jacuzzi bath & shower with wash basin, polished marble floor and underfloor heating. Opaque window.

Stairs to first floor landing with doors to all rooms

Bedroom One: Carpet, windows to front with beautiful views

Bedroom Two: Carpet, windows to front, airing cupboard & wall shelves

Bedroom Three: Carpet, window to side



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Outside: Brick paved parking for numerous cars.

Patios with lawn, fruit trees & substantial Koi pond and Boulter oil boiler.

Garden has a substantial brick store, shed & considerable garden office with super fast broadband

- Open plan ground floor
- Contemporary kitchen
- UPVC double glazed conservatory
- White bathroom suite with Japanese style jacuzzi bath
- Three first floor bedrooms
- 0.25 Acre plot - gated with private parking
- Oil fired central heating and mains drainage
- Refurbished throughout in 2017
- Brick outbuilding/store & garden office with super fast fibre broadband
- EPC: F Council Tax: E



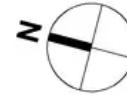
IVY COTTAGE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS / INCLUDING OFFICE / WORKSHOP)

1215 sq ft / 112.9 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS / OFFICE / WORKSHOP)

1240 sq ft / 115.2 sq m



Ground Floor
612 sq Ft / 56.9 sq M

First Floor
337 sq Ft / 31.3 sq M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale. Floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and shown is an approximate interpretation for illustrative purposes only.

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**MANSSELL
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**Certified
Property
Measurer**

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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