



Cackle Street, Nutley

East Sussex TN22 3DU

Guide Price **£725,000 – £750,000**

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Cackle Street, Nutley

East Sussex

A seldom found 2 bedroom detached bungalow enjoying fine rural views over the adjoining farmland with an integral garage and detached stable block. Occupying a stunning plot of an acre TBV, situated off a peaceful rarely used country lane surrounded by the stunning Ashdown Forest.

Beak House enjoys an enviable position within the forest and has tremendous scope for enlargement to provide a 2 storey home nestled in mature grounds enjoying complete seclusion. Planning permission was granted in 1989 for a roof conversion to provide 3 further bedrooms and bathroom with the view of turning the existing garage into further living accommodation. Part of the works have started, and we are led to believe planning permission has not lapsed.

The property is entered via a long entrance hallway with a door giving access to the integral garage, the hallway continues through to the sitting room which has a wood burning stove. There are 2 double bedrooms one being double aspect and a centrally positioned family bathroom. The kitchen/breakfast room is fitted with a range of matching units and continues through to a rear porch.



Cackle Street, Nutley

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Outside the front of the property is accessed via a five bar gate and driveway which provides parking for a number of vehicles and in turn leads to the integral garage. The stable block is found nearby constructed of sandstone and brick under a clay pitched roof. The rear garden is predominantly laid to lawn with a paved seating terrace and woodland. The whole enjoying complete seclusion.

EPC rating E

Council tax band E

Services:

Heating – Electric & Drainage – Private



Cackle Street, Nutley, East Sussex, TN22

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft
(Including Garage)

Outbuildings = 34.7 sq m / 373 sq ft

Total = 143.8 sq m / 1547 sq ft

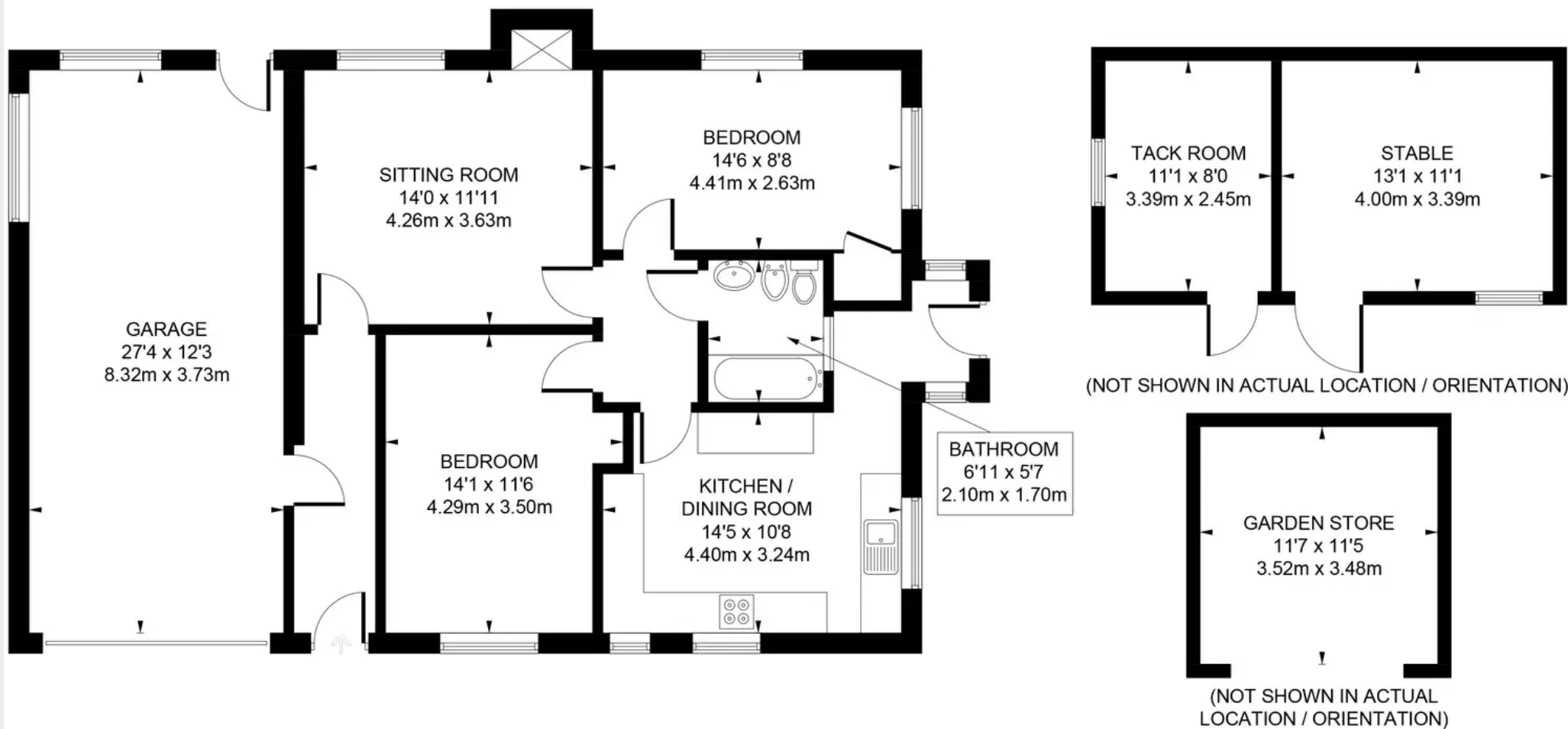


Illustration for identification purposes only, measurements are approximate,
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