



2 Ivy Cottages Eastbourne Road, Halland

Lewes

Guide Price £525,000 – £550,000

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2 Ivy Cottages Eastbourne Road

Halland, Lewes

£525,000 to £550,000. A three double bedroom semi-detached character cottage occupying a stunning 70ft south facing rear garden with an impressive detached barn partly used as a home office and store.

The property is entered via a covered porch, a spacious entrance hall with a double faced fireplace with wood burning stove, a staircase rising to the first floor and a cloakroom. The dining/family room continues through to the kitchen, which is fitted with a matching range of units and a personal door provides access to the rear garden. The sitting is a generous size and enjoys a triple aspect and French doors leading out to the rear garden.

The first floor provides a landing, three double bedrooms all having built-in wardrobes and large family bathroom comprising a white suite and enclosed bath.

Council Tax band: E

Tenure: Freehold

- A charming character three double bedroom village home with a stunning 70ft south rear garden
- An impressive detached barn which serves as a home office and store
- Stunning open plan living accommodation on the ground floor
- Covered entrance





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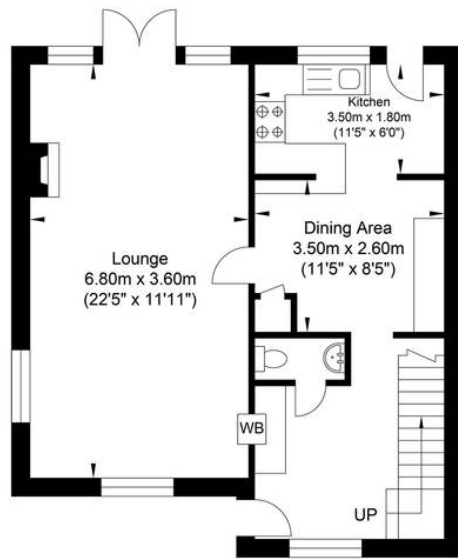
Outside, the front of the property is approached via a five bar gate and gravel driveway which provides parking for a number of vehicles. The rear garden has been beautifully landscaped, there is a decked seating terrace which adjoins the rear of the property, a level lawn flanked by a lavender border to one side and a gravelled area. The barn has a useful canopy, a clayed tiled pitch roof and traditional cladding.

2 Ivy Cottage is a charming period property having been partly improved by the current owners to provide a fine family home with largely open plan living accommodation on the ground floor. The rear garden is a particular feature of the property, having been beautifully landscaped, enjoying an aspect of the adjoining paddock and with a substantial detached barn with serves as a home office/studio and store.

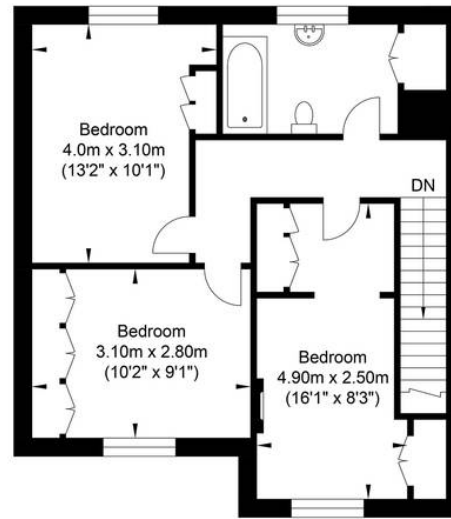


- Hallway with double faced fireplace and woodburning stove
- Ground floor cloakroom
- Triple aspect sitting room
- Built-in wardrobes in all bedrooms

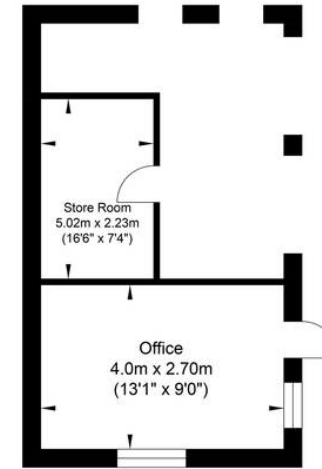
Ivy Cottage, Halland



Ground Floor
Approximate Floor Area
522.04 sq ft
(48.50 sq m)



First Floor
Approximate Floor Area
522.04 sq ft
(48.50 sq m)



Outbuilding
Approximate Floor Area
301.38 sq ft
(28.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 97.0 sq m / 1044.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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