



2 Coppice Cottages, Station Road,, Berwick, BN26 6TG

2 Coppice Cottages, Station Road, Berwick

BN26 6TG

Guide Price £425,000

CHAIN FREE - Immediately available:

A red brick three bedroom semi-detached cottage of understated charm and character, whilst presented immaculately throughout, offers considerable scope and potential. All enhanced by an established garden plot backing directly onto a broadleaf woodland.

The accommodation comprises:- Front Door into Entrance Lobby; double aspect Sitting Room with feature fireplace with wood burner inset; Study; Family Bathroom (ground floor); Fitted Kitchen with wood effect laminate laminate units surmounted at base level by broad work surface. plumbing for washing machine, free standing space for refrigerator/freezer. Under stair storage cupboard. Pantry cupboard with fitted shelving, door to enclose Lobby. Door from Kitchen to stairwell leading to First Floor Landing, with trap hatch to roof void. Three Bedrooms (two double), principal bedroom with dual aspect and ornate feature fireplace. Airing cupboard housing hot water tank.

Mains water and electricity are appointed services. Oil fired central heating serving pane radiators, appointed throughout the accommodation. Private drainage (Klargester septic tank) newly installed in 2021. Double glazed windows are appointed throughout. Wealden District Council Tax Band D.

Outside; The gardens are well appointed to front, side and rear with detached single garage, with electric light and power, accessed via right of access to Station Road. This can be used to create additional parking in the rear or side garden. The rear garden that is completely enclosed by close boarded fencing, affords a high degree of privacy, of generous size and a blank canvas for those with a horticultural bent. Considerable space for the addition of a home office/garden pavilion.

Location; Situated amongst countryside designated as of outstanding natural beauty, adjacent to Arlington Reservoir and on the fringe of the South Downs National Park. The popular village of Berwick is immediately accessible with excellent rail links with its connection (Berwick Station) to both Eastbourne and Lewes, the later with fast train service to London (Victoria) being approximately one hour and forty minutes from Berwick. Also found in the village are a Butcher, Post Office, Service Station and the well attended and popular 'Berwick Inn'.



- NO ONWARD CHAIN - IMMEDIATELY AVAILABLE
- RE DECORATED THROUGHOUT, WHILST OFFERING CONSIDERABLE SCOPE AND FURTHER POTENTIAL
- DOUBLE GLAZED UPVC CASEMENT WINDOWS THROUGHOUT
- DETACHED SINGLE GARAGE WITH ELECTRIC LIGHT AND POWER
- PRIVATE DRAINAGE
- IDEALLY LOCATED ON THE FRINGE OF BERWICK VILLAGE, ADJACENT TO ARLINGTON RESERVOIR
- EXTENSIVE PLOT WITH EXPANSIVE LAWNED REAR GARDEN BACKING ONTO WOODLAND
- MAINS WATER AND ELECTRICITY
- OIL FIRED CENTRAL HEATING
- WEALDEN DISTRICT COUNCIL TAX BAND D



Entrance Porch

Kitchen 3.66m x 2.74m (12" x 9")

Sitting Room 3.66m x 3.63m (12" x 11'11")

Bathroom

Store Room

Landing

Bedroom One 3.73m x 3.66m (12'3" x 12")

Bedroom Two 3.94m x 2.74m (12'11" x 9")

Bedroom Three 3.66m x 2.72m (12" x 8'11")

Rear Garden

Garage 4.55m x 2.69m (14'11" x 8'10")

EPC: D

Council Tax Band: D





Coppice Cottage, Berwick, BN26 6TG

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
 Garage = 12.3 sq m / 132 sq ft
 Total = 94.8 sq m / 1020 sq ft

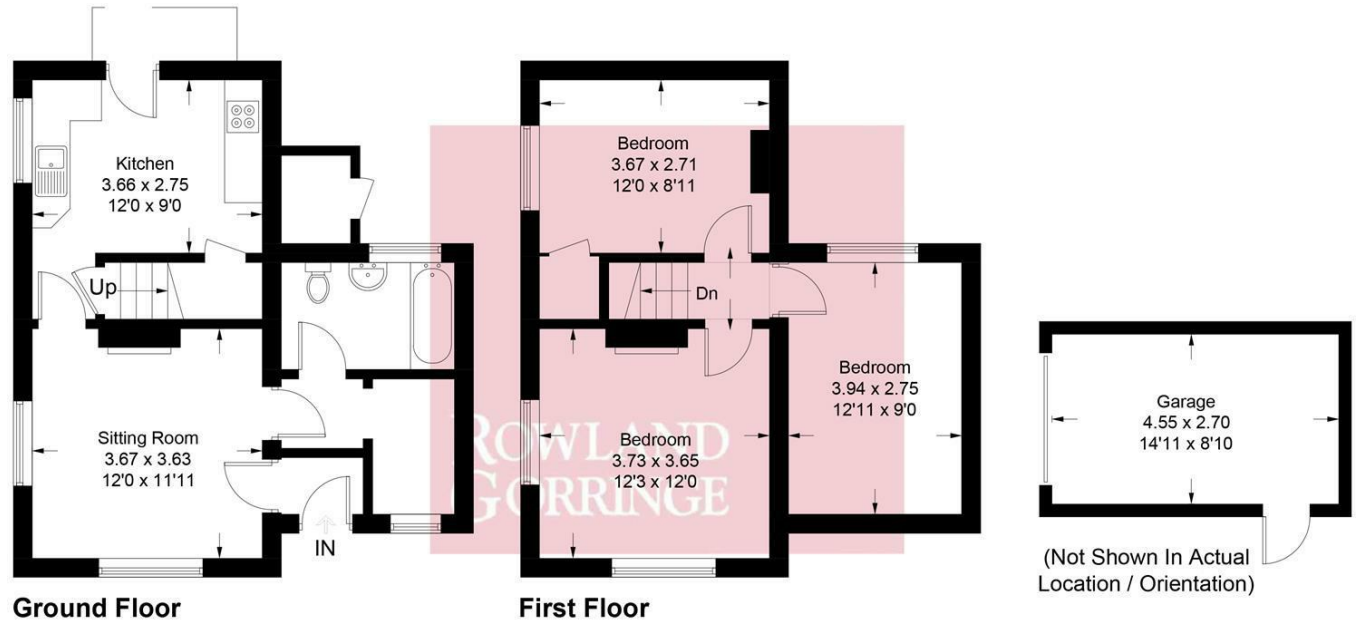


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Rowland Gorrings Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrings.co.uk
 www.rowlandgorrings.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

