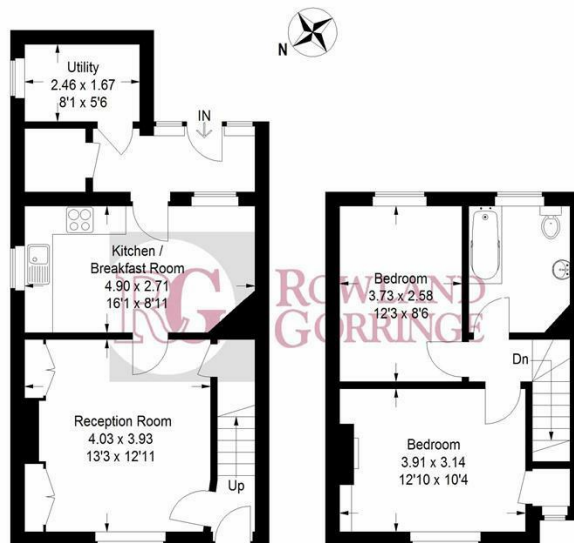




Manor Cottages, The Street, Selmeston, BN26 6XB

Approximate Gross Internal Area = 80 sq m / 861 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2015

ROWLAND
GORRINGE

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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.

CELEBRATING
90
YEARS

The Street, Selmeston



ROWLAND
GORRINGE

£325,000

4 Manor Cottages

The Street

Selmeston
BN26 6XB

DESCRIPTION

An end of terrace period cottage offering potential for extension, subject to all necessary consents being obtained. This 2 bedroom property is offered with the benefit of a no chain. The cottage is one of a small terrace which is to be sold over the next few months. A part glazed outer porch has an outside utility room with plumbing for washing machines and storage cupboards. There is an inner cupboard and then an inner door leading into the kitchen/dining room which has tiled floor wall and floor mounted units with wooden worktops and butler sink with mixer tap. The sitting room has a central tiled fireplace and hearth with cupboards and shelving either side. There is a walk in cupboard which houses the hot water cylinder and inner hallway with door to the rear garden. On the first floor a small landing leads to the master bedroom with chimney breast and fireplace with shelving either side. A walk in wardrobe with window and a delightful panoramic view across open countryside. Bedroom 2 is at the front and the bathroom has a white suite with paralleled bath, wash basin and WC, with tiled walls above the bath and an electric shower. The property heating is on the ceiling with paralleled heat panels. There are shared steps from the road leading up to open plan front gardens. A small fence divides No 4. There is a large side plot with established tree and shrub borders and a fence on the boundary to the neighbouring field.

NB: The property is thought to be built on, or near an ancient Saxon burial ground.

LOCATION

Manor Cottages is situated within a pleasant country lane between the villages of Ripe and Selmeston and is approximately 1 mile from the A27. Within approximately 6 miles is the historic county town of Lewes which offers many individual specialist shops and major supermarkets including Waitrose, Lewes mainline railway station offers services to London Victoria (just over the hour). Train services to London are also available from Berwick Station which is approximately 2 miles distant. The Universities of Brighton and Sussex are approximately 10 miles distant and within the locality there is schooling for all ages including St Bedes and Eastbourne College. For more information on Selmeston Village visit: www.selmeston.info

