



Watsons Cottage, Holmes Hill, Lewes BN8 6JA

welcome to

Watsons Cottage, Holmes Hill, Lewes

We are delighted to offer this charming detached character cottage understood to have been built in the early 1800's and situated in a semi rural location within a 15 minute drive or Lewes & Uckfield with direct train lines to London as well as being on the edge of the countryside.



Enclosed Porch

Living Room

24' 7" plus recess x 10' 10" (7.49m plus recess x 3.30m)

Dining Room

10' 10" into recess x 9' 9" (3.30m into recess x 2.97m)

Inner Hallway

Utility Room

10' 8" max x 9' max (3.25m max x 2.74m max)

WC

Kitchen

12' 2" into cupboards x 9' 3" into cupboard (3.71m into cupboards x 2.82m into cupboard)

Conservatory

13' x 12' 4" (3.96m x 3.76m)

First Floor Landing

Master Bedroom

10' 9" max x 9' 7" max (3.28m max x 2.92m max)

En Suite WC

Bedroom 2

12' 10" plus wardrobes x 10' 1" (3.91m plus wardrobes x 3.07m)

Bedroom 3

11' 8" plus wardrobes x 9' 8" (3.56m plus wardrobes x 2.95m)

Bedroom 4

10' plus wardrobes x 9' 11" (3.05m plus wardrobes x 3.02m)

Family Shower Room

Family Bathroom

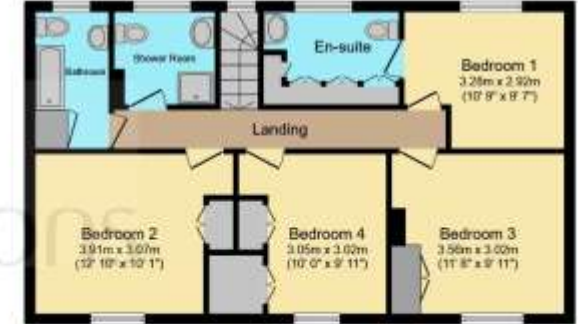
Externally

Driveway For 5 Or More Cars

Surrounding Lawned Gardens



Ground Floor



First Floor

Total floor area 153.8 m² (1,655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Watsons Cottage, Holmes Hill Lewes

- Early 1800s Period Cottage
- Situated On a Favourable Plot with Large Private Garden
- Driveway For 5+ Cars
- Charming Features Including Original Exposed Beams
- Utility Boot Room and Cloakroom
- 15 Minute Drive to Lewes & Uckfield with Trainlines to London

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAI110680 - 0002

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