



Wellington Cottages, Cooksbridge

**Lewes
Estates**

Lewes Estates is pleased to present a two bedroom mid terrace Victorian cottage in the heart of Cocksbridge village. This property is offered for sale with no onward chain and benefits from flexible accommodation arranged over three floors, a sunny rear garden and fresh décor and fixtures.

Cocksbridge is small village just 3 miles north of the county town of Lewes and boasts excellent connections with it's railway station offering direct services to London Victoria and Eastbourne as well as frequent services to Lewes that then connects to Brighton. There are also regular buses to Lewes town that connect to Brighton. The village is centred around Beechwood Hall: A modern, eco-friendly community centre that hosts everything from yoga classes to local elections, The Rainbow Inn: A traditional country pub known for its cosy atmosphere and solid Sunday roasts and Hamsey Primary School: A small, well-regarded school that serves the local families and adds to the "tight-knit" feel of the area. There is also Chailey Secondary School closeby and benefits from a school bus service through Cocksbridge.

The countryside around is a classic slice of East Sussex, characterized by its position at the "gateway" to the South Downs. Because the village sits right on the edge of the South Downs National Park, you get a dramatic contrast between flat, lush river meadows and steep,



rolling chalk hills. A perfect position for those seeking nearby amenities and picturesque surroundings.

Nearby Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), a wide range of cafes, pubs and also high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are also secondary education options at Priory School and Lewes Old Grammar, as well as Sussex Downs Sixth Form College for further education.

Step through the front door and you are greeted by a cosy carpeted reception room with feature cast iron fireplace with tiled hearth. The large window has a front aspect and to the rear you proceed through to the kitchen.

This kitchen has been recently fitted with a new electric oven and hob, and features beautifully reconditioned beech countertops. There are wall and base units, a single sink and draining board, space for washing machine and space for tall fridge/freezer. There is a large window giving a view over the garden and a door providing access. Under the stairs is a fully programmable electric boiler providing heating and hot water with the addition of an immersion heater for hot water to be used as desired. The stairs ascending to the the first floor are concealed behind a wooden door.



On the first floor you will find a spacious sitting room with front aspect and feature fireplace that has previously been used as a third bedroom. To the rear of the property is a generous bathroom including a bathtub with shower over, WC, pedestal sink, part privacy glazed window over looking the garden, a vinyl floor, and multiple built in cupboards. There is also a feature cast iron fireplace.

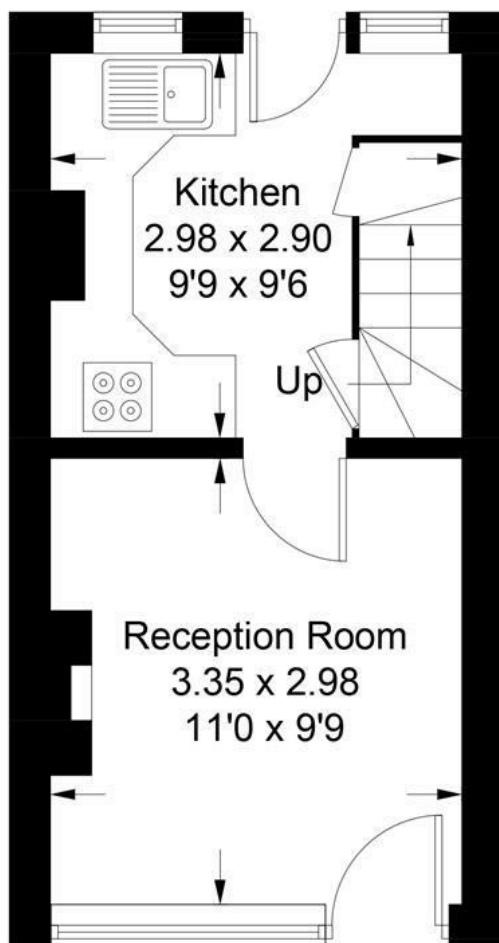
A turning staircase takes you to the second floor where there is a light and bright landing with doors to both bedrooms. Each bedroom is a fair size double, has a large dormer window and has a feature fireplace and radiator.

Externally, the rear courtyard has steps up to the garden that is bordered by hedging and fence and has a sunny aspect. There is rear access through the garden gate that leads to a small car park where there is use of one allocated space. There is also direct garden access from the street via a secure covered passageway owned by this property. The passageway also provides a private pedestrian access right to the three neighbouring cottages.

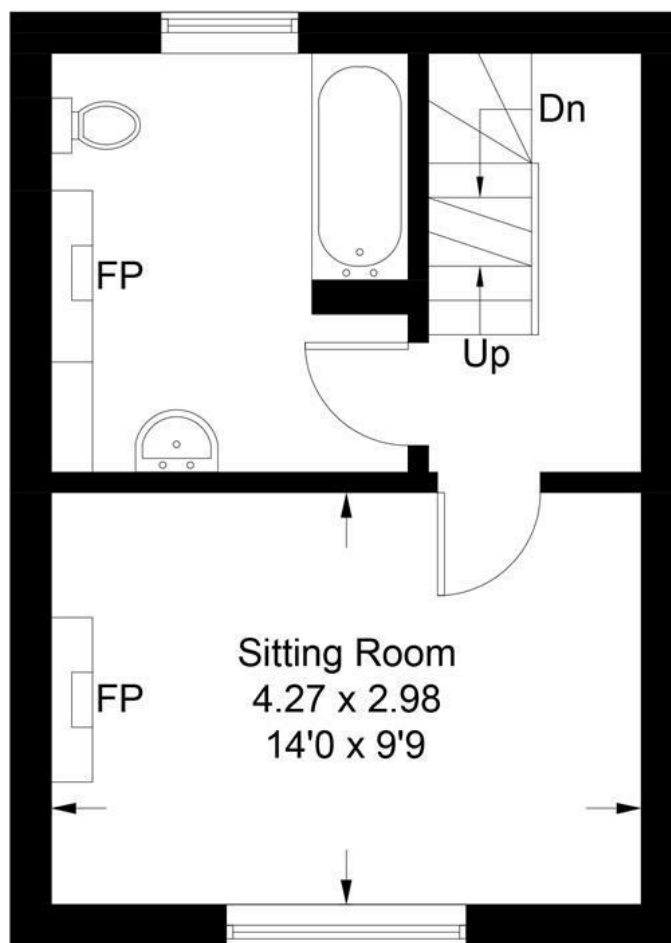
The property is fully double glazed throughout and has central heating and two working fireplaces. Internal viewing is highly recommended and can be arranged at your convenience via email or phone. Please contact our office to make a booking.



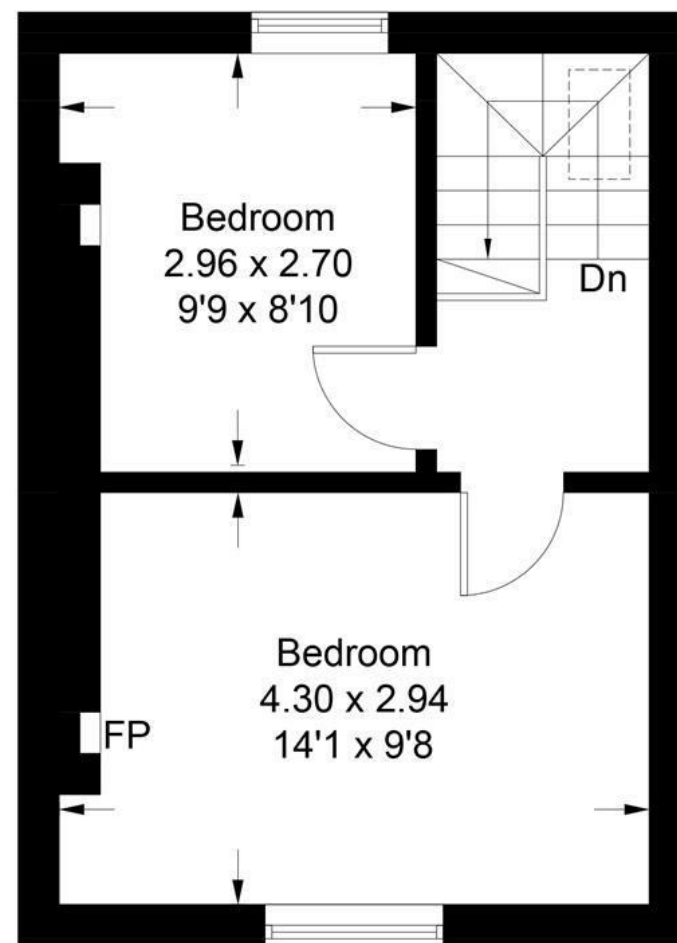
draft



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1281942)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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