

Pound Lane, Laughton, Lewes, BN8 6BE

Price Guide £750,000

3 2 2 C

Pound Lane, Laughton, Lewes, BN8 6BE

GUIDE PRICE £750,000 - £800,000

Situated along a peaceful no-through road with access to surrounding woodland, in the sought-after village of Laughton, this charming three-bedroom home combines character, generous living space and modern comforts. Thoughtfully extended and improved, the property offers approximately 1,301 sq ft of versatile accommodation arranged over three floors and is offered to the market chain free.

At the heart of the home is an impressive 23ft open-plan kitchen, dining and family room, ideal for everyday living and entertaining. A vaulted ceiling, rooflights and doors opening onto the garden create a wonderfully light and airy space. The country-style kitchen features wooden worktops, a Belfast sink, breakfast bar and useful walk-in larder. A separate living room offers a welcoming space to unwind, complete with an exposed brick fireplace and wood-burning stove. The ground floor also benefits from a utility room, cloakroom and characterful slate flooring with underfloor heating, powered by a newly installed air source heat pump.

The first floor provides two well-proportioned bedrooms, one with a walk-in wardrobe, alongside a family bathroom. The principal bedroom occupies the second floor, complete with an en suite featuring a freestanding clawfoot bath.

Outside, established gardens offer attractive spaces to relax and entertain, complemented by a generous gravel driveway providing ample off-road parking. A particular highlight is the insulated summer house, measuring approximately 3.5m x 4.5m excluding the porch, complete with electricity and a wood-burning stove, offering excellent potential as a home office or additional living space.

Laughton is a picturesque village surrounded by beautiful Sussex countryside, offering a farm shop, pub, primary school and bus routes. Nearby Lewes and Uckfield provide further amenities, shops and railway connections, combining peaceful countryside living with everyday convenience.























Living Room
13'9" x 11'2" (4.19m x 3.40m)

Open Plan Kitchen/Dining Room
23'4" x 22'7" (7.11m x 6.88m)

Utility Room
10'4" x 6'4" (3.15m x 1.93m)

Bedroom One
18'3" x 10'2" (5.56m x 3.10m)

Bedroom Two
12'4" x 11'1" (3.76m x 3.38m)

Bedroom Three
9'1" x 8'9" (2.77m x 2.67m)

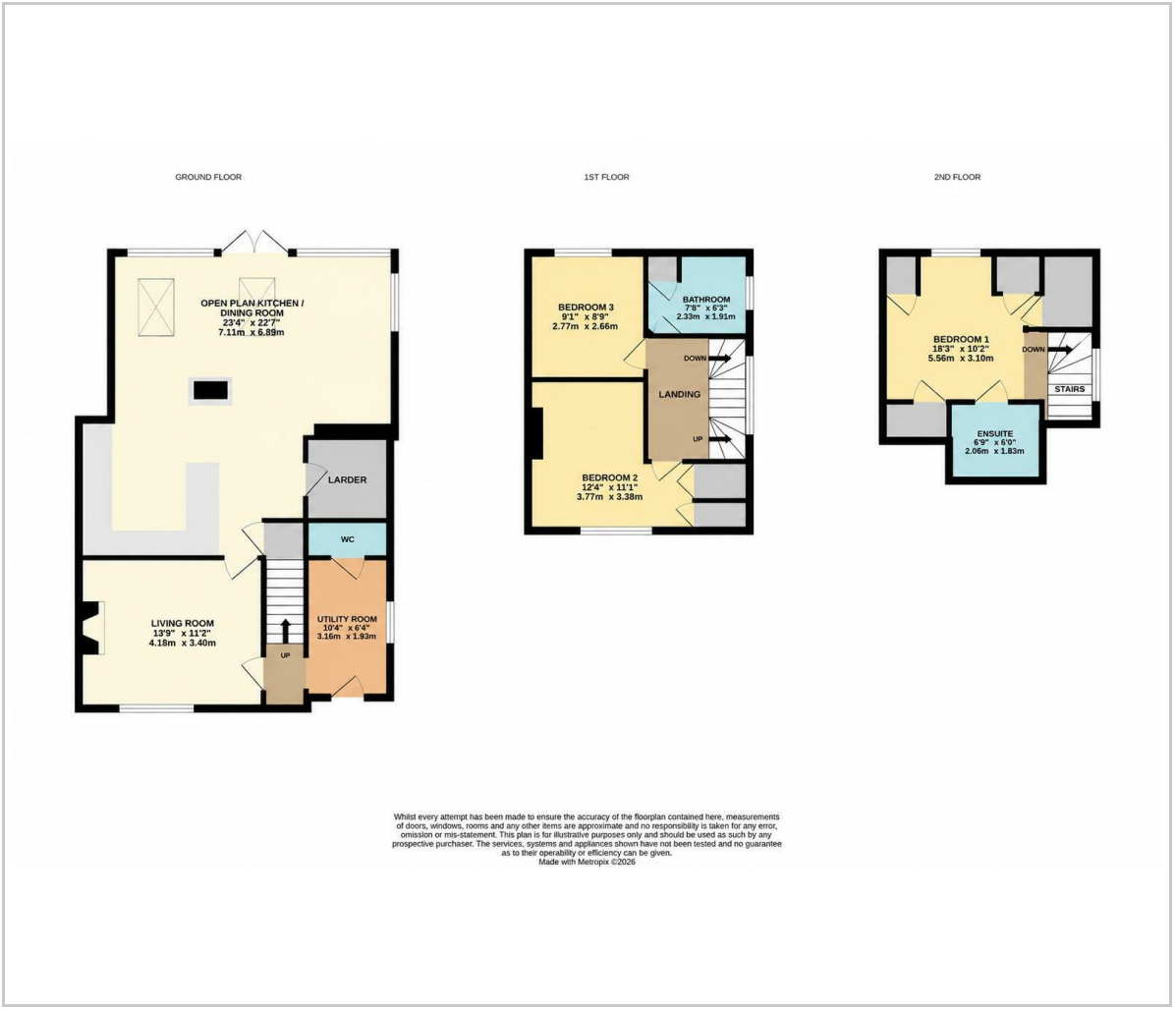
Bathroom
7'8" x 6'3" (2.34m x 1.91m)

Ensuite
6'9" x 6'0" (2.06m x 1.83m)

WC

Council Tax Band C - £2,425.27 Per Annum

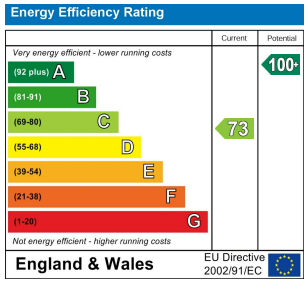
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

64 High Street, Lewes, East Sussex, BN7 1XG
lewes@oakfieldproperty.co.uk
01273 474101
www.oakfieldproperty.co.uk