



Guide Price
£1,000,000

Freehold

4x  3x  2x 

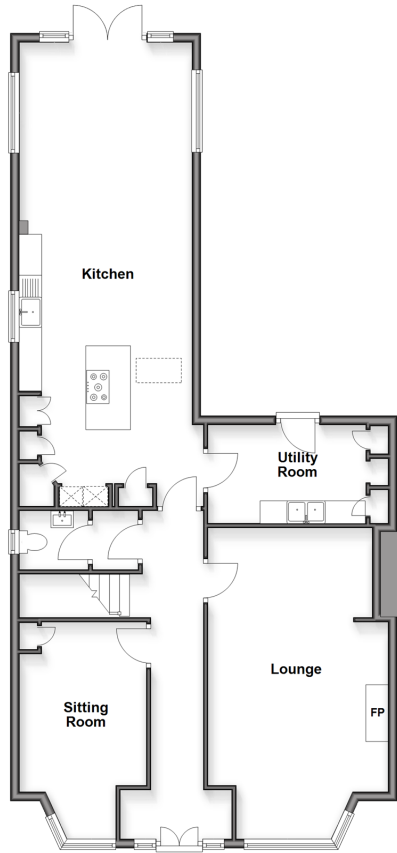
**Church Lane, Ripe,
Lewes, East Sussex, BN8**

OVER 60?

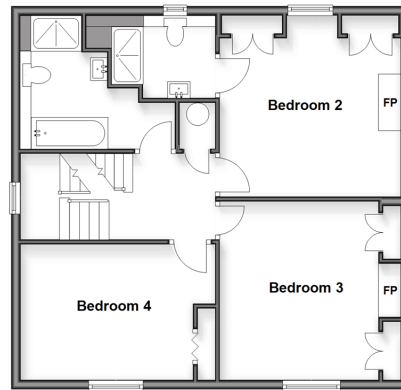
Secure this property
for up to **59% less!**

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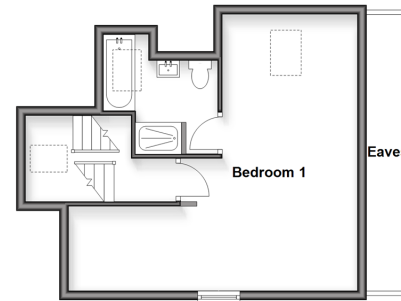
Ground Floor
Approx. 104.3 sq. metres (1122.8 sq. feet)



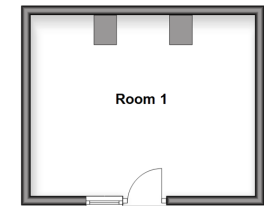
First Floor
Approx. 68.0 sq. metres (731.8 sq. feet)



Second Floor
Approx. 37.1 sq. metres (399.4 sq. feet)



Outbuilding
Approx. 19.9 sq. metres (214.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Sitting Room: 15'5 x 9'1 (4.70m x 2.77m)
Lounge: 21'5 x 12'2 (6.53m x 3.71m)
Kitchen: 30'3 x 12'8 (9.23m x 3.86m)
Utility Room: 11'2 x 7'0 (3.41m x 2.14m)

FIRST FLOOR

Landing
Bedroom 2: 13'4 x 13'1 (4.07m x 3.99m)
Ensuite Shower Room
Bedroom 3: 13'4 x 13'1 (4.07m x 3.99m)
Bedroom 4: 11'10 x 10'1 (3.61m x 3.08m)
Bathroom

SECOND FLOOR

Landing
Bedroom 1: 14'4 x 11'5 (4.37m x 3.48m)
Ensuite Bathroom

OUTBUILDING

Room 1

OUTSIDE

Rear Garden
Off-Road Parking



Main features

- **Converted Free House in a central village location, close to the South Downs**
- **A fantastic family home with lovely countryside views and sunny garden with outbuilding**
- **Beautifully presented with stunning kitchen; the dining area looking out over the garden**
- **Character features such as feature fireplaces and sash windows**
- **Off-road parking to the rear**

Nearest Schools

Primary Schools: Laughton Community Primary 1.7 miles, Park Mead Primary 2.6 miles, Chiddingly Primary 2.9 miles

Secondary Schools: St Bede's School 2.5 miles, Ringmer Community College 3.8 miles, Priory School 5.6 miles

Transport Information

Train Stations: Berwick 2.1 miles, Glynde 3.4 miles, Southease 5.5 miles

Address

Church Lane, Ripe, Lewes, East Sussex, BN8

Directions

For directions to this property please contact us.



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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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