



Orchard Lane,

welcome to

Orchard Lane,

****GUIDE PRICE £330,000-£350,000****Detached four-bed cottage with lounge, modern living kitchen, family room, four bedrooms, bathroom, WC, cellar, large rear garden and summerhouse/office. Includes garage, parking and EV charger. Close to Brighton amenities. Viewings recommended.



Hall

Having stairs leading to the first floor accommodation and the front entrance door.

Kitchen

Having a range of wall and base units with inset sink, rolled edge work surfaces and tiled splash backs, breakfast bar style island, Space for a Range cooker with extractor hood above, integrated dishwasher and washing machine.

Family Room

Having a rear facing double glazed window , three radiators and laminate flooring. Bi fold doors leads to the garden.

Living Room

Front and rear facing double glazed windows, radiator and tiled floor.

Wc

Side facing double glazed window, wash hand basin and WC.

Hall

Having a side entrance door.

Cellar

Having a radiator and power and light.

Landing

Providing access to the loft hatch.

Bedroom One

Front and rear facing double glazed windows and radiator.

Washroom

Having a shower and sink.

Bedroom Two

Front facing double glazed window and radiator.

Bedroom Three

Rear facing double glazed window and radiator.

Bedroom Four

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with a shower above, vanity sink unit and a concealed WC. Heated towel rail and side facing double glazed window.

Garden

Having an enclosed lawned rear garden and a paved seating area.

Office / Summerhouse

Having two front facing double glazed windows, power and electricity and french doors.

Garage

A drive leads to the garage. There is also an EV charging point.



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Four bedrooms

- Detached Cottage
- Summerhouse
- Enclosed lawned garden
- Access to local amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114933 - 0003

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