



£495,000 offers in excess of  
Broad View, Harping Hill, Piddinghoe, East Sussex, BN9 9AJ

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## Overview...

A great opportunity to purchase this rare two-bedroom bungalow in the heart of Piddinghoe village, featuring stunning, far-reaching views over the South Downs.

This great property has opportunities for modernisation, boasting spacious and versatile accommodation. The generous front sitting room has doors which open directly onto the neat front garden, presenting gorgeous views. This is open plan to the dining room, allowing a seamless flow through the property.

A fitted kitchen is to the rear, with a convenient utility and wc adjacent, with access to the front and rear of the property, also with a triple aspect conservatory to the rear. There are two double bedrooms, both dual aspect and boasting fitted wardrobes

Outside, the property is surrounded by garden with a choice of paved areas and laid to lawn, with invaluable views over Sussex. A driveway to the property provides off street parking, as well as a double garage for further parking and storage.

VIEWING RECOMMENDED



## The property...

**UTILITY-** A convenient space off the kitchen with front and rear doors providing direct access to the gardens, fitted with a range of cream shaker style units with contrasting granite effect work surfaces, continuing to a breakfast bar with rear aspect window above and skylight, flooding the room with light. Space for washing machine and tumble dryer and door to-

**CLOAKROOM/W.C.-** White low level W.C., pedestal wash hand basin.

**KITCHEN-** A naturally bright space with a fitted kitchen comprising fitted Shaker style wall and base units with complementing work surfaces and tiled surround. Sink with mixer tap and rear aspect window above, giving pretty views of the glorious rear garden. 4 ring ceramic hob and integrated eye level oven with space for fridge, freezer and dishwasher

**CONSERVATORY-** A triple aspect space with double glazing and tiled flooring, overlooking the rear garden. This opens into-

**DINING ROOM-** A bright space with engineered oak flooring, open to-

**SITTING ROOM-** A great size space, measuring 20'2ft x 11'10ft, filled with natural light from the expansive front windows and sliding doors which open directly into the front garden with breath-taking far-reaching views. Feature fireplace with brick-built surround, wooden mantel and tiled hearth encasing a cast iron log burner

**BEDROOM-** A super dual aspect double bedroom with side and rear windows with pretty views and fitted wardrobes

**BEDROOM-** A great double bedroom with front and side aspect windows with far-reaching views and fitted wardrobes

A door leads to a space with extra storage and a skylight, door to-

**BATHROOM-** Walk in shower with glass screen and tiled surround, hand wash basin, wc, chrome heated towel rail and obscured windows





## *Outside...*

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**FRONT GARDEN-** On an elevated position a generous plot of laid to lawn sits, bordered by established hedges and flowerbeds with the most stunning outlook over the South Downs National Park and over the Cuckmere.

**REAR GARDEN-** A deceptively generous garden to the rear of the property with an area of paved patio at the rear of the property, ideal for entertaining, stone stairs lead to an elevated level of laid to lawn, bordered by a range of plants, trees and flowers. There are a few sheds that are perfect for storage and with opportunities to be converted into home offices and studios, or to home creative pursuits.

**PARKING-** A paved driveway leads to the property with ample off-street parking, leading to a double garage with manual roller door and side aspect window, an ideal space for vehicles, storage or potential conversions, stpp.





## *Location...*

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**Piddinghoe** village is located between Historic Lewes and the coast at Newhaven. The pretty village is full of charm and character, and is positioned at the edge of the River Ouse featuring a small dock and boat yard. The village boasts a wonderful village green and recreation ground, complete with tennis court, a sailing lake, historic church, community 'telephone box library' a village hall which is home to numerous clubs and activities. There is a bus service providing routes to Lewes and Newhaven and onto Brighton beyond, and a private minibus service is provided to school children to access schools.

Nearby Lewes offers a bustling High Street featuring a number of shops, restaurants, cafes and eateries as well as many public houses, and antique centres. The country town is also home to The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes Mainline Railway Station offers regular direct services to Brighton, London and Gatwick.

Lewes is proud to have a number of well referred schools catering for all ages from nursery to tertiary college with wider education available in neighbouring Brighton.

Lewes is also home to a number of clubs including football. Rugby, golf, tennis, cricket, stoolbal, cycling and athletics to name a few.

Tenure - Freehold

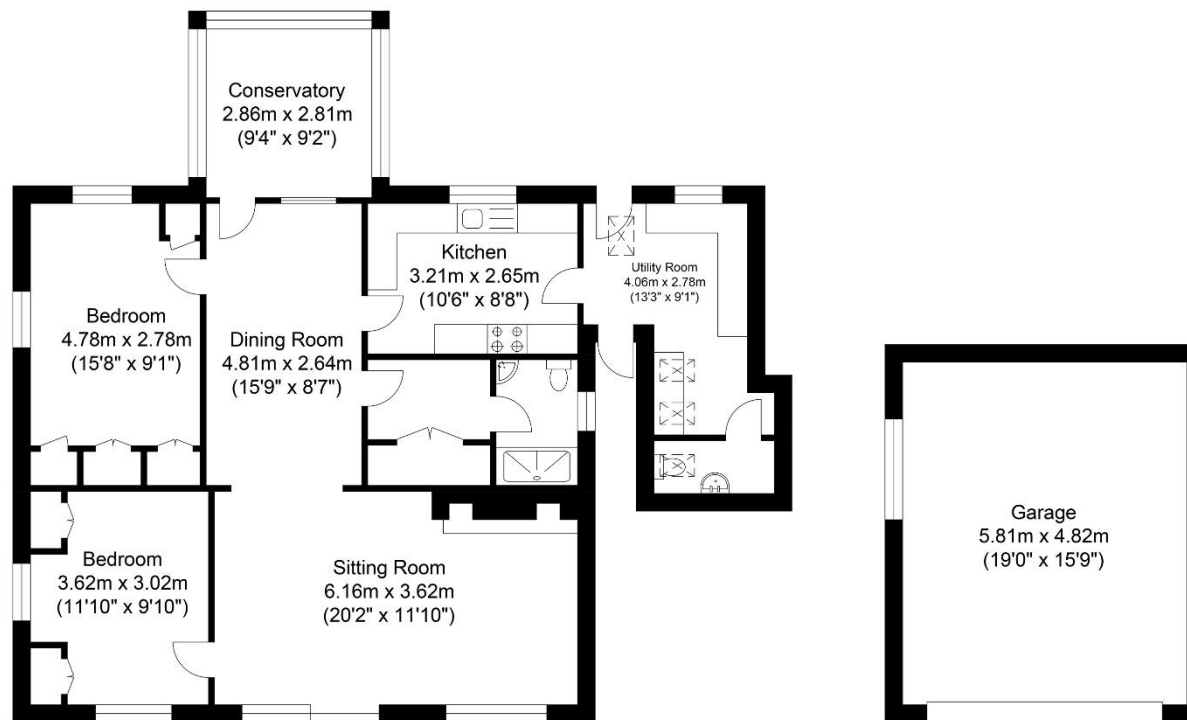
Electric central Heating

Double Glazing.

EPC Rating - E

Council Tax Band - E





Ground Floor  
Approximate Floor Area  
1059.38 sq ft  
(98.42 sq m)

Garage  
Approximate Floor Area  
301.38 sq ft  
(28.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 98.42 sq m / 1059.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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