£400,000-£425,000 guide price

3 Munster Cottages, Mongers Lane, Barcombe, East Sussex, BN8 5BG

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Overview...

A great opportunity to purchase this deceptively spacious three-bedroom, two reception room cottage with off road parking situated in the heart of this sought after Sussex village.

Extended on the ground floor in 2015 to provide a wonderful 17'6 kitchen/dining room, this super home offers great accommodation which includes an entrance porch, front aspect sitting room with cast iron log burning stove, wonderful kitchen/dining room opening onto the rear garden which is flooded with natural light through the double doors and roof window, three first floor bedrooms and modern fitted bathroom.

Outside, the property has off road parking to the front and is approached via a gravel path through the mature front garden. To the rear is a lovely patio area adjacent to the rear of the property and a further lawned area which is enclosed by fencing with gated access and timber shed.

VIEWING RECOMMENDED

The property…

ENTRANCE PORCH- Space for storing boots etc.

SITTING ROOM- A lovely front aspect room with front aspect double glazed window overlooking the front garden, chimney breast housing a cast iron log burning stove with brick and timber surround, built in shelving and cupboard, timber flooring, door to-

KITCHEN/DINING ROOM- Extended in 2015, this super room is flooded with natural light through the roof window, rear aspect window and double glazed double doors which open onto the rear garden. Fitted with a comprehensive range of soft grey fronted wall and base cupboards, these are complimented by an expanse of timber worktops with an inset stainless steel sink and adjacent chromed mixer tap, tiled splash area, 4 burner stainless steel gas hob with cooker hood over and fan oven below, utility recess with space for a tall fridge/freezer, washing machine and tumble dryer, built in cupboard, stairs to the first floor with cupboard under and slate tiled floor.

FIRST FLOOR LANDING- Doors to all bedrooms.

BEDROOM- Rear aspect double glazed window overlooking the rear garden, built-in wardrobe with sliding doors, Painted floorboards.

BEDROOM- Front aspect double glazed window overlooking the front garden, painted floorboards.

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BATHROOM- Fitted with a moder white suite comprising a panel enclosed bath with chromed mixer tap, wash hand basin with chromed mixer tap set in vanity unit with cupboard below, low level W.C. with concealed cistern, tiled walls, cupboard, chromed towel rail, double glazed window.

Outside...

FRONT GARDEN- Mainly laid to lawn with gravel path to the front door, fence enclosed with gated access.

PARKING- Gravel hardstanding offering parking for 1-2 cars, gated access to the front garden.

REAR GARDEN- A deceptively generous garden with patio area adjacent to the rear of the property, area of lawn with hardstanding and timber shed, enclosed by fencing with gated rear access.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929

Location…

3 Munster Cottages is situated on Mongers Lane in the very heart of Barcombe Village which offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse.

Barcombe also boasts a sports and recreation ground and allotments. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

A Mainline Railway Station can be found at nearby Cooksbridge which offers direct services to Lewes and London. The station is approximately 2 miles from the property.

Historic Lewes is just 5 miles away and offers an array of shops, supermarkets, restaurants, public houses and cafes.

Secondary Schools can be found at Chailey, Lewes and Ringmer.

Tenure – Freehold

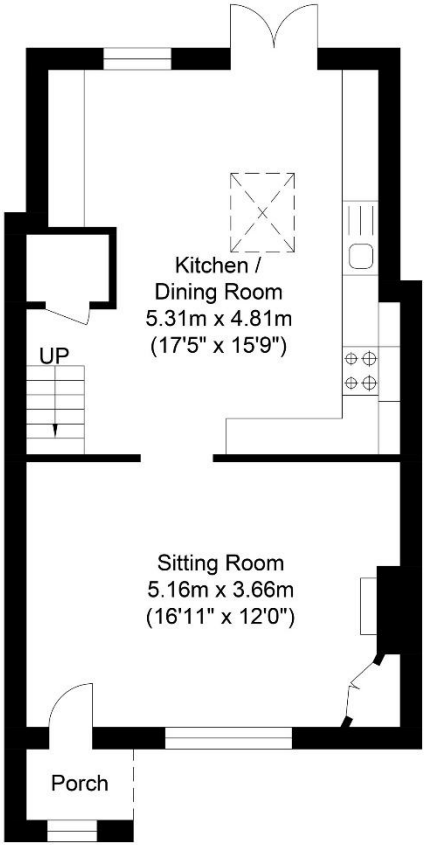
Bottled Gas central Heating

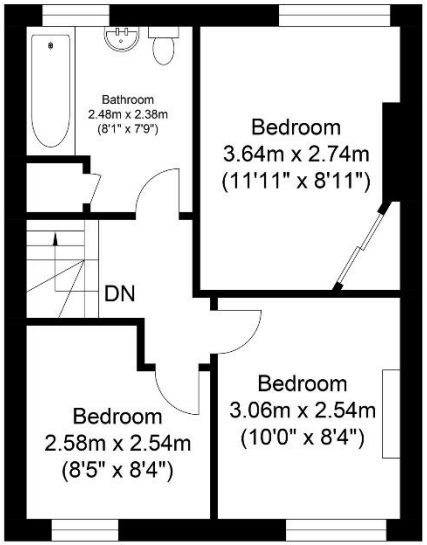
Double Glazing.

EPC Rating – D

Council Tax Band – C

Viewing recommended





Ground Floor
Approximate Floor Area
486.09 sq ft
(45.16 sq m)

First Floor
Approximate Floor Area
377.70 sq ft
(35.09 sq m)

Approximate Gross Internal Area = 80.25 sq m / 863.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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