

**Spencer
& Leigh**



88 Housedean Farm Cottages, Brighton Road, Lewes, BN7 3JW

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Guide Price £300,000 - Freehold

- Three bedroom semi detached home
- No ongoing chain
- Secluded countryside location
- Spacious living room overlooking garden
- Modern fitted kitchen
- Ground floor WC, separate store room
- White modern bathroom/WC
- Views over farmland and fields
- Oil fired central heating, cesspit drainage
- Metered water supply, Exclusive to Spencer & Leigh

GUIDE PRICE £300,000 - £325,000

Located just off the A27 between Falmer and Lewes is this secluded semi detached home with amazing views over open farmland and fields. The property is offered for sale with no ongoing chain and is exclusive to Spencer & Leigh, please call us for more information or to book your viewing appointment. The property is accessed from a shared track with residents vehicle parking outside the home. The property features UPVC double glazed windows, oil fired central heating, shared metered water supply and cesspit drainage. The spacious interior boasts a generous living room with large windows overlooking the mature rear garden. There is ample space for sofa's and a dining table and chairs. Also on the ground floor is a modern fitted kitchen and separate cloakroom. Moving up the stairs on a half landing is a modern family bathroom/WC with a white modern suite, further stairs rise to the first with three good size bedrooms. Outside there is a level lawned rear garden with mature trees and shrubs. The rear of the property has delightful views over farmland and fields creating a lovely environment to reside. From the exterior of the property there is access to a private store room which is exclusive to the home which is suitable for a variety of uses. Please note there is some level of road noise from the neighbouring road which is hidden from view. The property presents well but does offer scope to improve.



Housedean Farm is set in the countryside off the A27 between Falmer and Lewes. The exciting Amex stadium and other fitness facilities can be found close by. There is nearby access to Falmer train station, the Sussex University campus' and road networks in and out of Brighton & Hove City Centre.



Entrance
Entrance Hallway
Sitting/Dining Room
15'10 x 14'
Kitchen
9'11 x 9'7
G/f Cloakroom
Stairs rising to First Floor

Bedroom
14'2 x 8'5

Bedroom
12'6 x 9'

Bedroom
9'3 x 7'11

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band B (Lewes): £2,307.19 2026/2027

Utilities: Mains Electric, Oil fired central heating, Metered water supply and cesspit drainage

Parking: Residents Parking

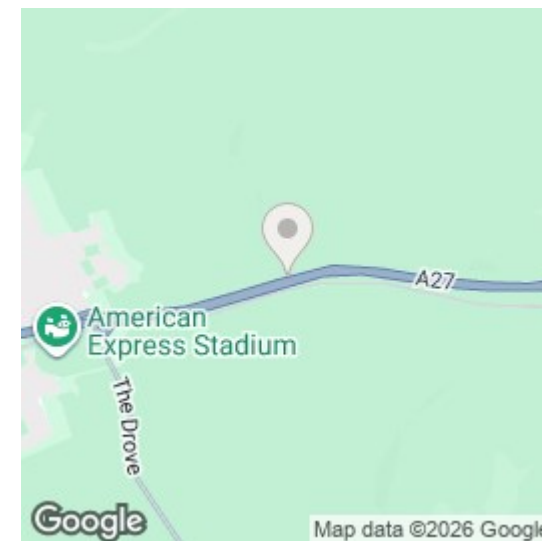
Broadband: Standard 2 Mbps and Superfast 33 Mbps available (OFCOM checker)

Mobile: Poor coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



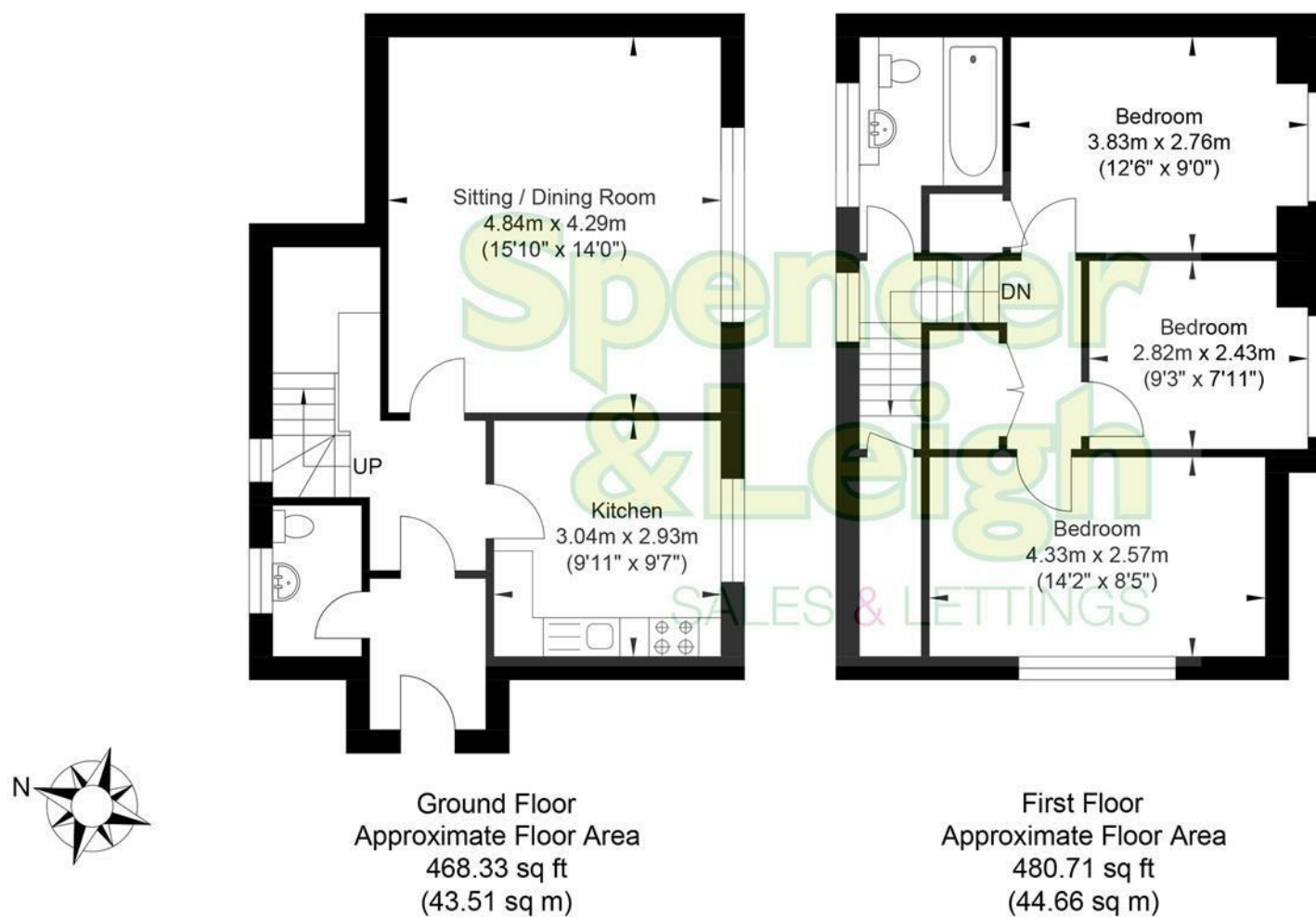
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Brighton Road



Approximate Gross Internal Area = 88.17 sq m / 949.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.