

£900,000 o.i.r.o.

8 Bush Road, Near Piddinghoe, East Sussex, BN9 9AB

MANSELL McTAGGART

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Overview...

An impressive 6 Bedroom Detached home, located in an enviable position on the outskirts of Piddinghoe. Surrounded by picturesque countryside, while remaining within easy reach of the coast and the bustling towns of Newhaven and Lewes.

Occupying a generous plot, this substantial, 2,643 sq ft property boasts a Detached 1 Bedroom Annexe, numerous Outbuildings, Garaging, Parking and wonderful far reaching Views.

The main residence is beautifully presented featuring exposed oak timbers, stone walls in part and a wood burning stove. The heart of the home is a charming open-plan living space, beautifully presented in a country cottage style, with French doors opening directly onto the rear garden. A modern fitted kitchen is accompanied by a separate utility room. There are three ground floor bedrooms and a modern bathroom, assisting multi-generational living. On the first floor, are three further bedrooms, varying in sizes, as well as modern fitted en suite to the principal bedroom.

Externally, the property boasts a generous rear garden, ideal for outdoor entertaining and family enjoyment, alongside a useful workshop. To the front, a substantial driveway provides ample off-road parking and leads to a garage.









The property…

ENTRANCE PORCH- Front door, tiled floor door to;

ENTRANCE HALL- Featuring travertine flooring, fitted cupboard and oak panelled doors lead to principal rooms.

BEDROOM- A generous double room with front aspect views. Exposed beam over window.

BEDROOM- Another generously sized double bedroom, featuring a bay window with exposed beam and views to the front.

BEDROOM- A further double bedroom with side aspect window with exposed beam above.

BATHROOM- A beautiful Modern suite comprising a panel enclosed bath, wash hand basin with mixer tap, separate, generously sized shower enclosure with glass screens, low-level wc, chrome heated towel rail, tiled floor and walls.

Open Plan Sitting Room/Dinng Room/Kitchen

SITTING ROOM- A wonderfully bright space boasting dual aspect views over the garden with double doubles leading outside to the terrace. The 25ft reception room features a wood burning stove set into the chimney, with windows either side with floor to ceiling double glazed windows and French doors open directly to the rear garden. Gorgeous, exposed stone walls in part and an exposed oak beam. Oak built staircase leads to the first floor. An almost full width opening leads seamlessly into;

KITCHEN/DINING ROOM- An enviable modern kitchen measuring an impressive 29ft. Finished in an oak wood design complimented by polished black granite worksurfaces and travertine tiled floor. The dual kitchen comprises of a comprehensive range of cupboards and drawers and provides space for a range oven. Featuring exposed oak beams over the windows and double doors the garden. An oak panelled door opens to;

UTILITY ROOM- Conveniently separate from the kitchen with matching cabinetry, bowel design sink with mixer tap with space and plumbing for washing machine and dishwasher. Door to side provides access outside.







Property & Outside…

FIRST FLOOR LANDING- Oak built staircase, handrail and balustrade lead to the first floor with roof window and oak panelled doors to principal rooms.

BEDROOM 1- An impressive principal suite measuring 15'3ft x 13'10ft, with a front aspect window overlooking the Sussex countryside and side aspect balcony, also enjoying a pretty outlook. Built in wardrobes provide ample storage as well as a generous eaves storage space. Door to-

EN SUITE- Modern bathroom fitted with a panel enclosed bath with tiled surrounds, wc, bowl design wash hand basin with set in vanity unit and side aspect double glazed window. Tiled floor and walls with patterned boarder.

BEDROOM- Single bedroom with side aspect obscured double glazed window and further roof window. Currently used as a home office space and featuring built in storage.

BEDROOM- A brilliant dual aspect double bedroom enjoying far-reaching views featuring both a double glazed window and further roof window.

OUTSIDE

DRIVEWAY- A generous gravel driveway provides ample off-street parking and leads to the property, detached annexe and garage

GARAGE- Modern electric, roller doors to both the front and rear of the garage providing through access.

REAR GARDEN- A wonderful rear garden, occupying a generous plot, with areas of block paved patio ideal for alfresco dining and entertaining and an enviable enclosed Garden Kitchen. Steps lead to a larger area laid to lawn, flanked by an established range of trees, plants and flowers in an almost parkland style of garden. A peaceful space with views of open fields beyond

WORKSHOP- To the rear of the garden, a brick-built detached workshop with up and over garage door, pedestrian side door and window creates a great space for working from home or further creative pursuits











Location...

Bush Road is located near to the pretty village of Piddinghoe village, situated between the 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, with Railway services from Newhaven directly to Brighton, and from Lewes, directly to Gatwick and London.

Newhaven boasts the historic Newhaven Fort, leisure centre and a ferry to Dieppe, along with a plethora of shops and supermarkets, with a shingle beach only slightly further in Seaford.

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.







Annexe...

Located in the front drive of the property, the Annexe is detached and brick built, ideal for guest accommodation or multi-generational living

OPEN PLAN LIVING ROOM/KITCHEN- Approached from the driveway the front door opens to the kitchen area which in turn is open plan to the reception space. The kitchen offers an excellent range of cupboards and drawers, provides space for appliances and enjoys views to the front. The Reception Area is well proportioned enjoying dual aspect light and views with access to a private garden for use with the Annexe. Stairs lead to Bedroom. Panelled door opens to;

SHOWER ROOM- Modern suite comprising of a generously sized shower enclosure with tiled surround and glass screens, wash hand basin set in vanity unit and wc and Modern tiled surrounds.

FIRST FLOOR- Opens to;

BEDROOM- Occupying the entirety of the first floor and enjoy far reaching views to the front and further roof window to the rear. Fitted wardrobes.

ANNEXE GARDEN- A welcomed addition for an annexe, a small but private outside space to enjoy.

















Enquiries…

For an appointment to view or any further enquiries, please contact our Lewes office on-

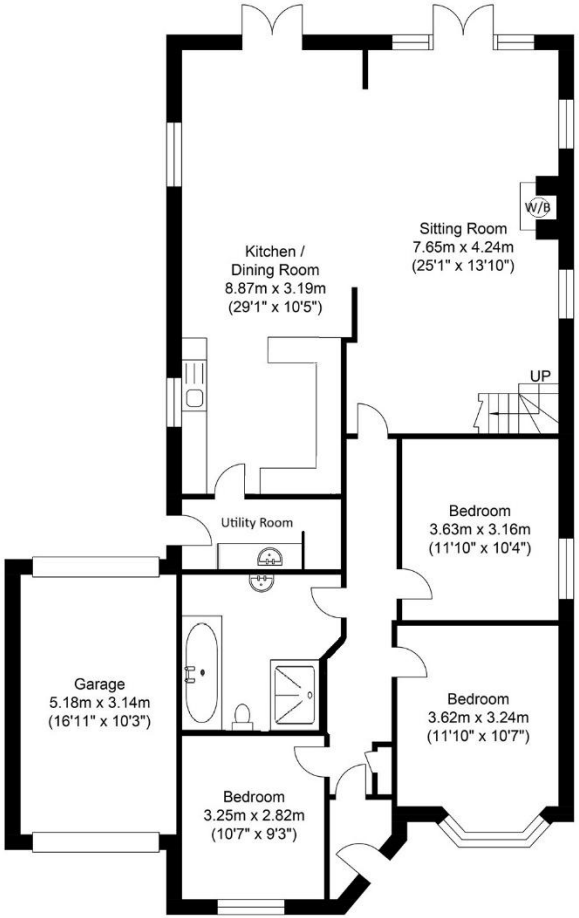
01273 407929 or

lewes@mansellmctaggart.co.uk

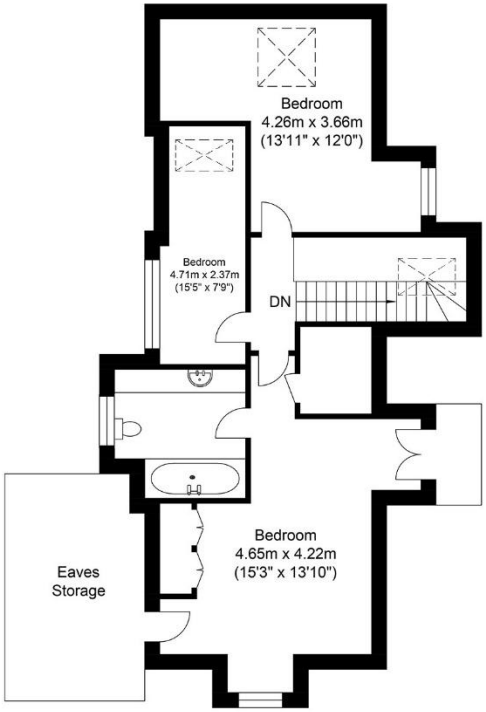
Main Residence - Gas Central Heating
Annexe – Electric Heating

EPC Rating – TBC

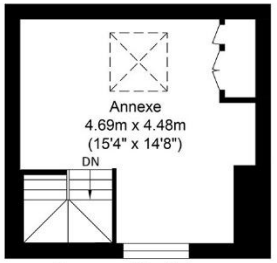
Council Tax Band – F



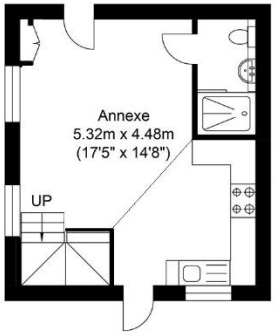
Ground Floor
Approximate Floor Area
1483.59 sq ft
(137.83 sq m)



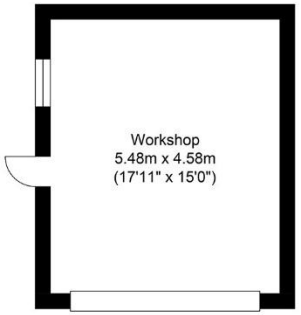
First Floor
Approximate Floor Area
664.99 sq ft
(61.78 sq m)



Annexe First Floor
Approximate Floor Area
226.14 sq ft
(21.01 sq m)



Annexe Ground Floor
Approximate Floor Area
268.55 sq ft
(24.95 sq m)



Workshop
Approximate Floor Area
270.17 sq ft
(25.10 sq m)

Approximate Gross Internal Area (Including Garage & Annexe & Excluding Workshop) = 245.57 sq m / 2,643.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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