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The Old Stables School Lane, Pyecombe, BN45 7FQ

In Excess of £700,000







The Old Stables School Lane

Pyecombe,

Situated within South Downs National park sits this charming, detached, four bedroom house with gated driveway for 2-3 vehicles, multiple reception rooms and panoramic views to the South Downs.

Hallway: Laid with laminate wood flooring, cupboard under the stairs and doors accessing most rooms.

Downstairs cloakroom: Tiled floor with part-tiled walls, high level w/c, basin and uPVC double glazed window fitted with venetian blinds.

Living room: Laid with laminate wood flooring, a spacious and dual aspect room with uPVC double glazed windows to front and wooden double glazed doors leading into conservatory at rear. An Inglenook fireplace acts the focal point for the room with multi-fuel burner situated within a quarry-tiled hearth.

Conservatory: Doors from living room lead into the conservatory with ceramic tiled flooring.

Kitchen/breakfast room: A bright, dual aspect room with uPVC double glazed windows to the South Downs and uPVC stable style door leading to the rear garden. Tiled flooring, fitted with a number of eye and base level farmhouse-style pastel green wooden units with granite-effect countertops. There is a larder cupboard fitted in the corner, a fitted Bosch double oven, an AEG induction hob with chimney-style extractor hood overhead, freestanding Simens dishwasher, stainless steel sink and space for American-style fridge freezer.

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Pyecombe, Brighton

Dining room: Laid with laminate wood flooring, space for a 6-8 seater dining table, uPVC double glazed doors lead into the rear garden.

Study: Laid with laminate wood flooring, single uPVC double glazed door to side leading to garage, space for a desk and other office furniture.

Bedroom one: Dual aspect good size double bedroom with uPVC double glazed window to front and rear offering stunning views to the South Downs.

Bedroom two: Another good size double with laminate wood flooring,space for double bed and freestanding furniture alongside two fitted wardrobes.

Bedroom three: A spacious room in terms of square footage but does have restricted head-height at points.

Bedroom four: A single bedroom, laid with laminate wood flooring.

Bathroom: Tiled floor and wood-panelled walls with low level w/c, basin, storage cubby, walk-in shower cubicle with tiled walls and rainfall shower head, towel radiator and uPVC double glazed window with internal blind and extractor fan for ventilation.

Garage: The garage is accessed either via side door or the electric roller door at the front.

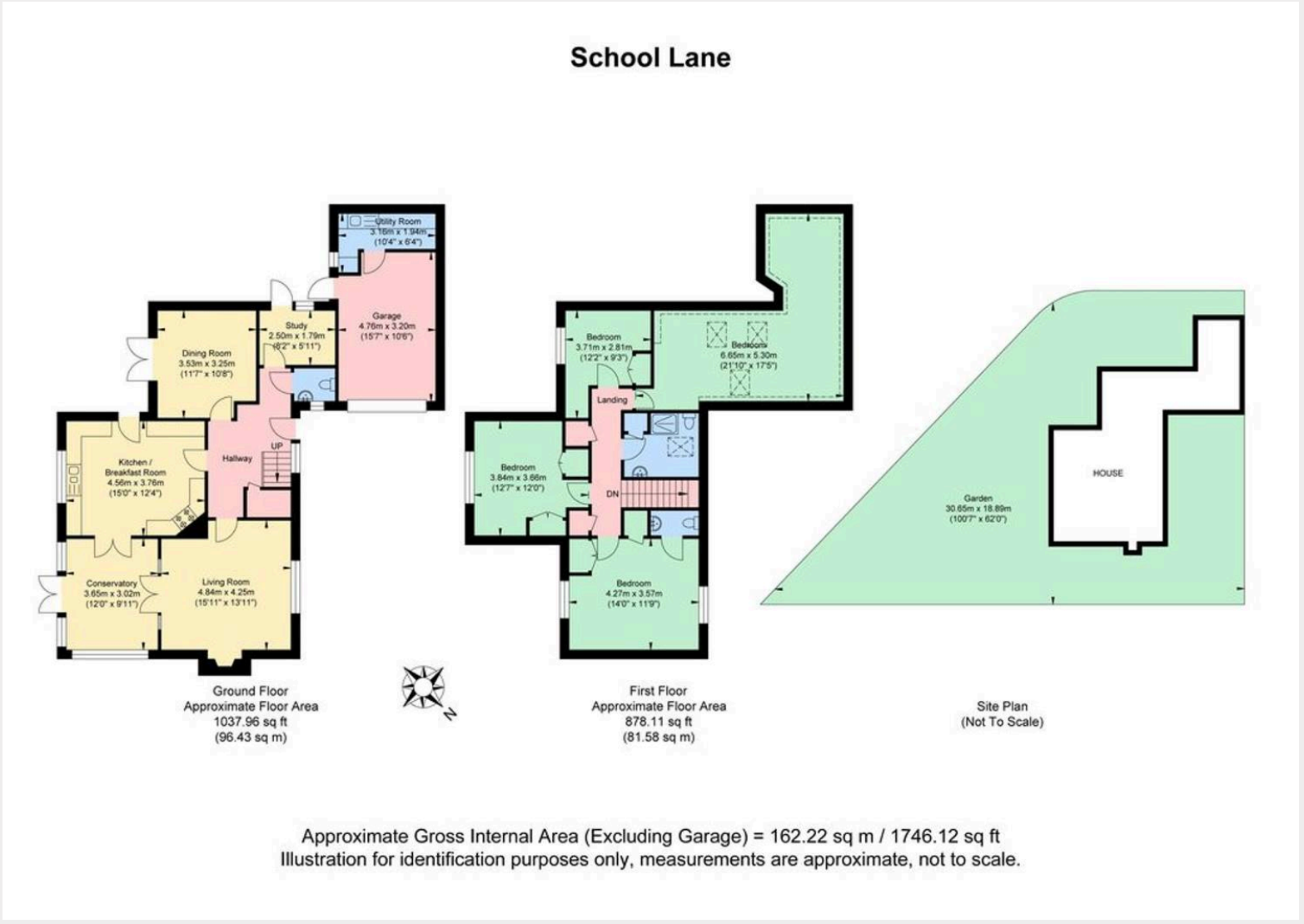
Utility room: Fitted with farmhouse style eye and base level units, space and plumbing for a washing machine, stainless steel sink and countertops.

Council Tax band: F, EPC: D









Approximate Gross Internal Area (Excluding Garage) = 162.22 sq m / 1746.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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