



The Street, Offham

**Lewes
Estates**

Lewes Estates is pleased to offer for sale a detached two-bedroom bungalow designed by Scandi Hus and built in 2016. The property benefits from renewable energy, great insulation, a beautiful wrap around garden, and far-reaching views across the picturesque surrounding landscape.

Situated on a generous plot, the property boasts approved planning permission to add a third bedroom and additional shower room. The detached double garage also offers potential to new owners for multi-generational living or income generation subject to the relevant permissions.

Situated in the village of Offham in the South Downs National Park, there is easy access to beautiful walking and cycling routes. The heart of the village is a fifth-generation family farm and farm shop. There is also a public house as well as a garage with shop. The train station in nearby Cooksbridge offers direct trains to Lewes and London.

The county town of Lewes is just 2 miles away and is known for its markets, independent shops, and cafes. There are three supermarkets, the independent Depot Cinema, both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. Lewes also offers excellent schools, frequent train links to London and Brighton, and a lively arts and food scene.



You approach this unique property through a secure gate down a long private driveway which provides ample parking for multiple vehicles.

Inside there is a spacious central hallway with doors to all principle rooms. The kitchen/breakfast room has a double aspect, external door to the side, and view of the back garden. There is also a clever internal opening to the sitting room. The kitchen comprises of a variety of wall and base units, wood effect countertops, 1.5 bowl sink, electric double oven with grill, electric hob with extractor above and space for appliances. The sitting room also has a double aspect and bi-fold doors to front deck. Both bedrooms are comfortable doubles with inbuilt wardrobes. The shower room has a rear aspect window, tiled walls and floor, corner shower, pedestal sink, low level WC, heated towel radiator and storage cupboard. There is approved planning permission to add a third bedroom and additional shower room.

The double garage currently has two up and over doors to the front, a WC and also plumbed in sink at ground level. There is ladder access to the first floor which features a Velux window to the rear. There are also solar panels on the rear elevation. This entire space is ripe for further development subject to the relevant permissions.



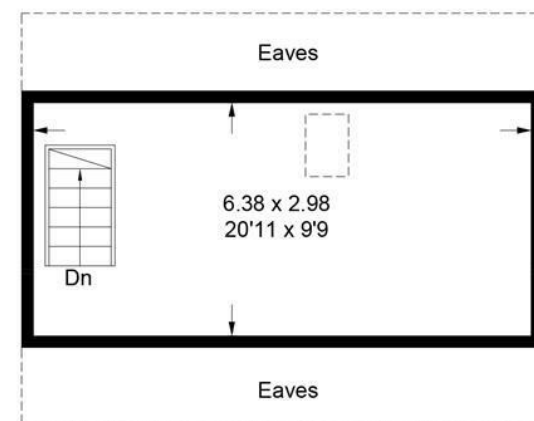
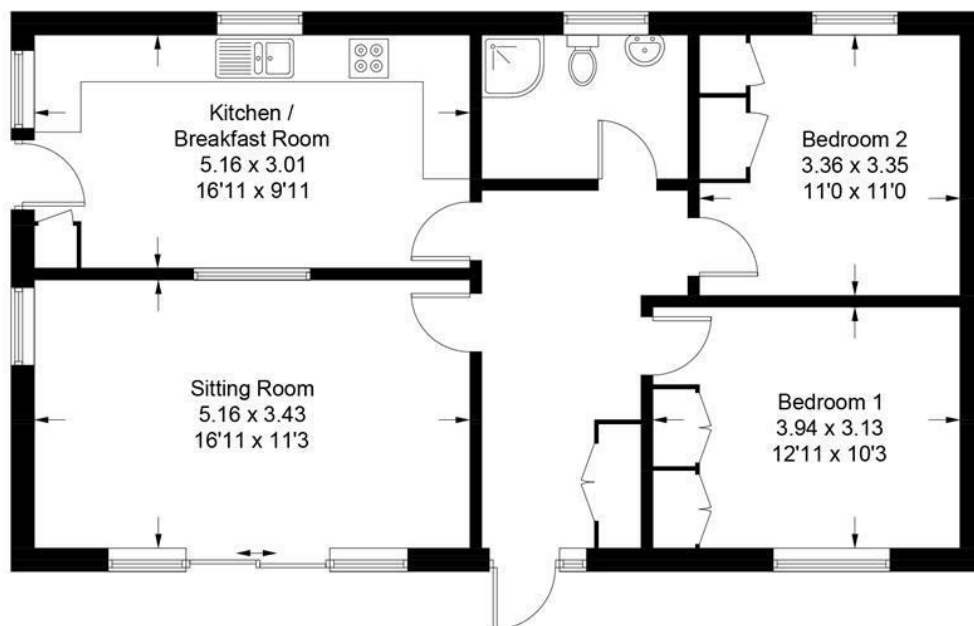
The ample garden space offers multiple areas of interest, mature planting and beautiful views courtesy of its elevated position. Additional benefits of the property include triple glazing and individually controlled electric radiators throughout.

Internal viewing is highly recommended, please contact our office today to arrange your appointment.

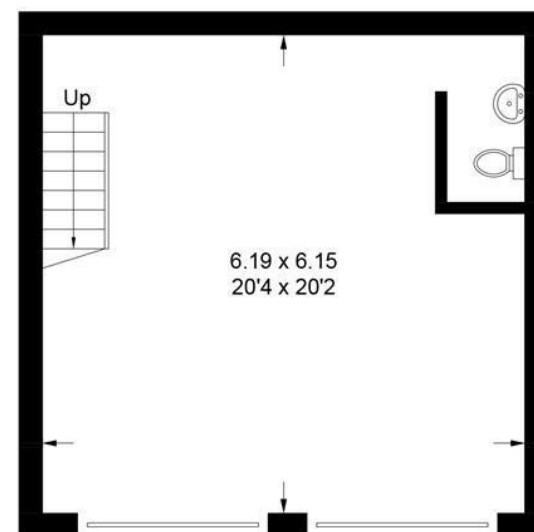
- **Two Bedroom Scandi Hus Designed Detached Bungalow**
- **Approved Planning to add Third Bedroom and Shower Room**
- **Double Garage with Plumbing - Renovation Potential (STPP)**
- **Generous Plot with Far Reaching Views**
- **Mature Wrap Around Garden**
- **Long Private Drive and Ample Parking for Multiple Vehicles**
- **Renewable Energy, Solar Panels and Excellent Insulation**
- **Well Presented and Neutrally Decorated Throughout**

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Outbuilding - First Floor



Outbuilding - Ground Floor

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft

Outbuilding = 57.3 sq m / 617 sq ft

Total = 136.4 sq m / 1468 sq ft (Excluding Eaves)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1287212)



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Every care is 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 advice of your legal representative.



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