



The Street, Rodmell, Lewes, East Sussex, BN7 3HF
Asking Price £875,000

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A beautifully presented, four bedroom detached character property, centrally located in a popular village. Features a stunning vaulted kitchen/dining room, three bathrooms, two reception rooms, a mature rear garden, and ample parking.

The Property

This detached character property is located in the heart of a highly sought after village of Rodmell just outside Lewes. This residence combines period charm with modern living, ideal for buyers seeking both elegance and convenience.

Upon arrival, the property presents an attractive façade with flint decorative brickwork and ample parking for several vehicles. The interior is beautifully presented, through the front door is a spacious entrance hall with an Indian slate floor from Fired Earth and two storage cupboards. The ground floor includes a reception room with a wood burning stove and French doors leading to the garden. The impressive vaulted kitchen/dining room features oak beams as an architectural element and has bi-fold doors on two sides opening onto the garden. The shaker style units provide ample storage, and a central island with breakfast bar adds further practicality. The granite work surface provides ample space for food preparation and includes an inset two ring gas hob (bottled gas), an electric oven, and an integrated dishwasher. There is also an Aga for cooking. A separate utility room has further storage, space for a large fridge/freezer, and plumbing for a washing machine.

On the ground floor are two double bedrooms, although one could equally be used as a spacious study. There is a ground floor bathroom serving these two rooms, beautifully presented with a contemporary suite featuring a freestanding bath, low-level WC, and a sink set into a shelving unit, with fully tiled walls.

On the first floor is some eaves storage, a window to the side, and another well appointed contemporary shower room with fully tiled walls and a glass shower cubicle. There is a further double bedroom, and the principal bedroom is of a very good size, with an opening into a luxurious bathroom featuring a freestanding bath, feature wash hand basin, low-level WC, and fully tiled walls.

The exterior features a mature, very well stocked cottage style rear garden with rambling roses, lupins, and a mature edible grapevine climbing over the pergola. There is a large paved patio for table and chairs, as well as various other seating areas for different times of the day. The garden is bordered by an attractive flint wall, continuing the local flint theme. This private space is ideal for outdoor enjoyment, al fresco dining, or gardening. The garden's established planting provides year round interest and privacy, and there is a large area of lawn. To the front is a small lawn with shrub beds, and the garden shed provides storage space for garden equipment and houses the Grant oil fired boiler. The property is approached by double wooden doors.

This property's central location is a key selling point. Residents will have easy access to village amenities the National Trust property 'Monks House', a traditional pub, and community facilities, all within walking distance. The village is known for its charm and community spirit, offering a desirable lifestyle with a balance of rural tranquility and convenient access to larger towns and transport links.

The Location

The village itself has an award winning village pub, a village hall hosts lots of clubs and of course the National Trust property, Monks House home to Virginia Woolf. The historic county town Lewes is located 3 miles away, with its mainline station (Victoria 55 mins) offering a good range of shops and leisure pursuits. Brighton is 7 miles away and Newhaven 4 miles, with its ferry terminal close by, as is the world renowned Glyndebourne Opera House.



The Street, Rodmell



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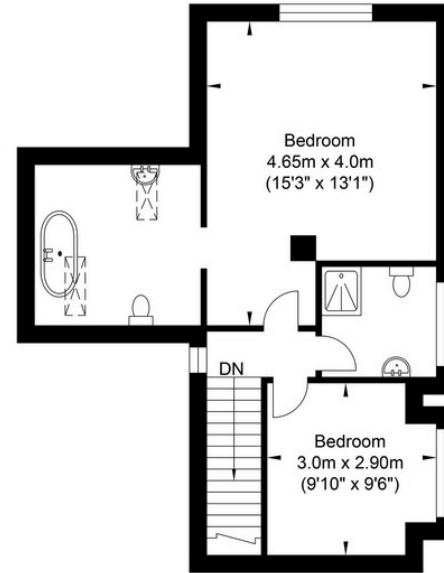
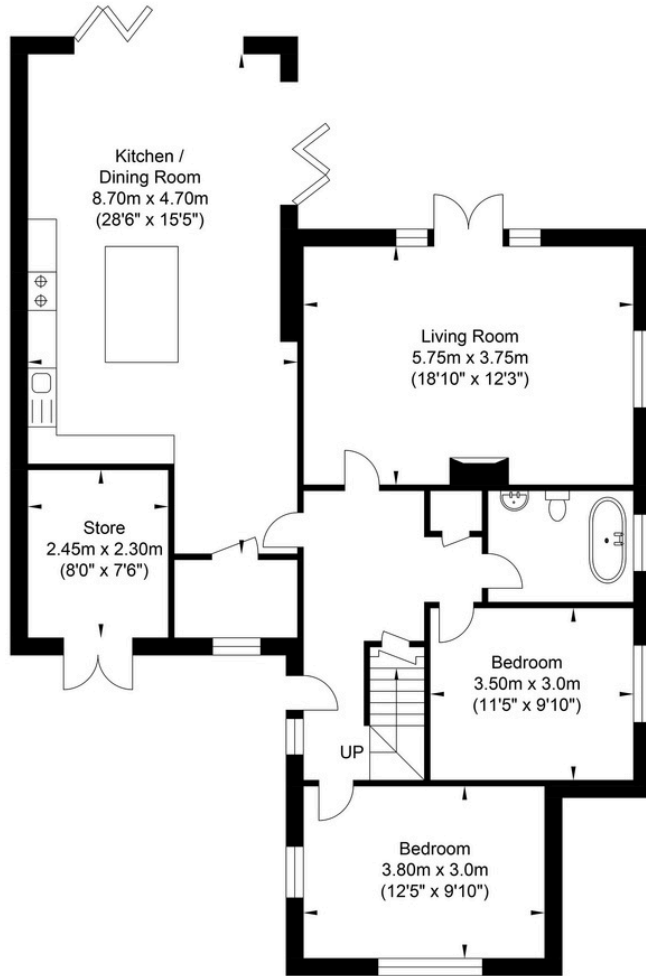
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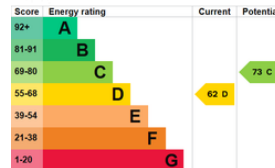
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Ground Floor
 Approximate Floor Area
 1226.0 sq ft
 (113.90 sq m)

First Floor
 Approximate Floor Area
 487.17 sq ft
 (45.26 sq m)

Approximate Gross Internal Area = 159.16 sq m / 1713.18 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure: Freehold
 Council Tax Band: F
 EPC: D



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