



£900,000-£950,000 guide price

Flint Cottage, The Street, Rodmell, East Sussex, BN7 3HF

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Overview...

A fantastic opportunity to purchase this stunning four-bedroom, double-fronted detached home, situated in the heart of the picturesque village of Rodmell. This beautiful, flint-fronted property boasts over 1400 sq ft of accommodation arranged over three floors.

This period home enjoys a bright and spacious open-plan ground floor, featuring an 'L-shaped' kitchen/dining room including skylights, doors to the rear opening directly to the rear garden and a modern fitted kitchen. There's a great sitting room with feature fireplace and front bay window, as well as a snug and convenient cloakroom/wc.

On the first floor are two double bedrooms, both enjoying far-reaching views, with the principal bedroom boasting an en suite, as well as a modern fitted family bathroom. On the second floor are two further bedrooms with stunning views and a cloakroom.

Outside, there's an extensive, private garden with generous areas laid to lawn and gravel seating areas. Also an insulated summer house with power and light.



The property...

ENTRANCE- Upon entry you're greeted with a bright open plan living space ideal for everyday family life and versatile living with engineered oak flooring, storage cupboard ahead and open to-

SNUG- Boasting a front aspect bay window overlooking the front of the property and beyond over open fields with built in shelving and door directly to the kitchen. A cosy reception room, or ideal as a playroom

SITTING ROOM- A naturally bright space with generous front aspect bay window, featuring a cast iron log burner and stairs to first floor. This seamlessly opens to-

KITCHEN/DINING ROOM- A simply stunning room, flooded with natural light from an expansive array of roof windows. To the rear, full-height windows overlook the garden, while French doors open directly connecting the interior with the outdoor space, creating a seamless blend between the two. The beautifully fitted kitchen comprises Shaker-style wall and base units, complemented by contrasting granite-effect work surfaces, a two-bowl ceramic sink and a classic AGA, set within a recessed alcove with tiled surrounds and an ornately detailed mantel. A matching central island further enhances the space, providing additional workspace, storage and seating, together with an integrated wine rack. This truly wonderful room forms the heart of day-to-day living, offering generous space for family dining, relaxing and entertaining, with a superb sense of light, space and connection to the garden.

CLOAKROOM/W.C.- Low-level W.C., hand wash basin and side window



The property...

FIRST FLOOR LANDING- Airing cupboard, white painted balustrade leads stairs to second floor with front window and doors to principal rooms

BEDROOM- A superb double bedroom with expansive front aspect windows overlooking the front of the property, built-in wardrobes with panelled doors and door to-

EN SUITE- Modern fitted suite comprising a walk-in shower with tiled surround and glass screen, wash hand basin, wc, chrome heated towel rail, underfloor heating and rear aspect windows

BEDROOM- A great double bedroom with rear aspect windows overlooking the rear garden and built in wardrobe

BATHROOM- A modern fitted family bathroom comprising a panel enclosed bath with shower above, tiled surround and glass screen, hand wash basin, low-level wc, underfloor heating and front windows

SECOND FLOOR LANDING- Naturally bright from skylight, build in cupboards and doors to principal rooms

BEDROOM- A double bedroom with skylights flooding the space with natural light and enjoying far-reaching views over Rodmell and further over the South Downs

BEDROOM/STUDY- A single bedroom or ideal study space with roof lights enjoying stunning views

CLOAKROOM/W.C.- Low-level W.C., wash hand basin and chrome heated towel rail

Tenure - Freehold
EPC Rating - D

Oil Fired Central Heating
Council Tax Band - F





Outside...

FRONT GARDEN- A gravel driveway provides off-street parking and leads to a gate with alternate access to the property, and private access to the garden. To the front a low brick and flint wall frames the front garden, which is well stocked with mature planting, established shrubs and trees, creating a good degree of privacy and a lovely sense of seclusion. A pedestrian pathway leads to the front door surrounded by a additional plants and flowers

REAR GARDEN- A generous garden wrapping around the property with a gravel area to the side, with a selection of potted plants, hedges and plants, creating an attractive seating area. A gate leads to the rear garden with a gravel path running along the rear of the property, a pretty arch opens to a generous plot laid to lawn, beautifully flanked with a colourful selection of trees, plants and flowers. With ample seating areas, ideal for alfresco dining and entertaining, also with areas to relax and high levels of privacy

STUDIO- A modern detached, timber-built garden studio of a contemporary design, with front double-glazed windows, French doors and power, light and water supply





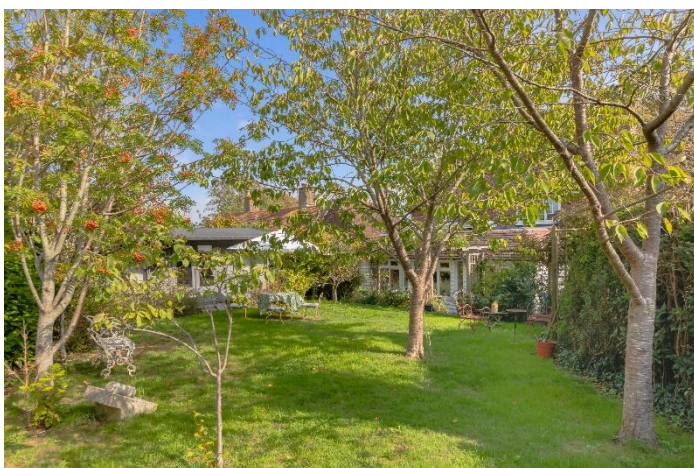
Location...

The Village of Rodmell has a good range of leisure activities including a village hall, playing field and historic church, "Monks House", author Virginia Woolf's 16th-century country home, local vineyard "Breaky Bottom", and the village public house, the "Abergavenny Arms".

The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes, and the Sussex coastline.

The historic town of Lewes is only 3.5 miles away and offers many individual shops, restaurants, outdoor swimming pool, The Depot Cinema and Leisure Centre with gym. The coast is only 3.5 miles away and Seaford offers beach swimming and a popular yacht club.

There is a highly regarded primary school in the neighbouring village of Kingston and excellent state schools along with well-respected private schools catering for all ages in Lewes including "Priory Secondary School", "Sussex Downs College", and "Lewes Old Grammar School".



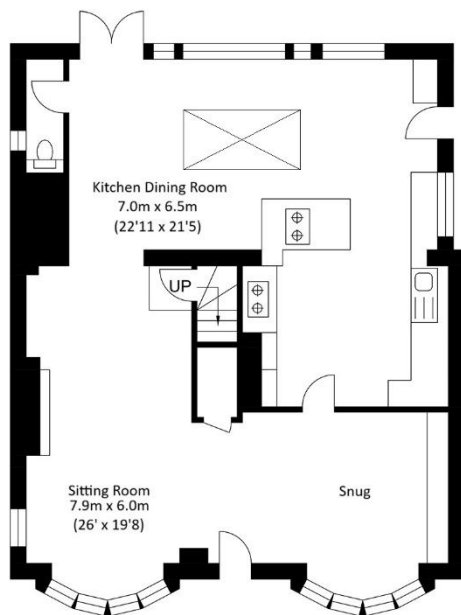


Enquiries...

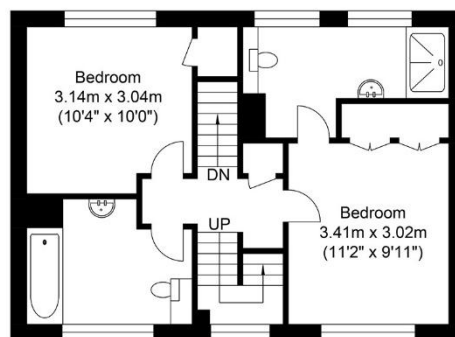
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

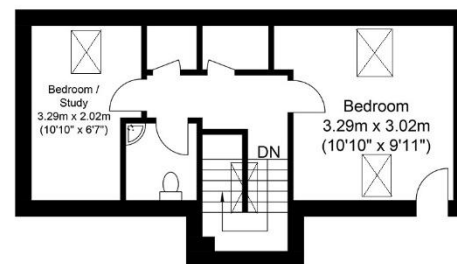
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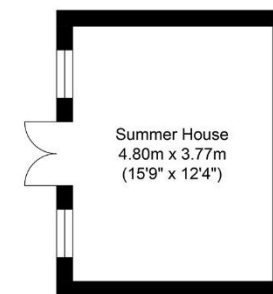
Ground Floor
Approximate Floor Area
643.35 sq ft
(59.77 sq m)



First Floor
Approximate Floor Area
479.20 sq ft
(44.52 sq m)



Second Floor
Approximate Floor Area
298.26 sq ft
(27.71 sq m)



Outbuilding
Approximate Floor Area
193.75 sq ft
(18.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 132.0 sq m / 1420.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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