



8 OLD WARSDOWN
FLIMWELL, EAST SUSSEX TN5 7NN



**Lambert
& Foster**

8 OLD WARSDOWN, FLIMWELL, EAST SUSSEX, TN5 7NN

A well-presented four bedroom detached family home occupying a corner plot within a small cul-de-sac in the popular village of Flimwell benefitting from a detached double garage, several outbuildings, solar panels with battery storage and ample parking.

ASKING PRICE £650,000 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this well-presented four bedroom detached family home occupying a corner plot within a small cul-de-sac in the popular village of Flimwell benefitting from a detached double garage, several outbuildings, solar panels with battery storage and ample parking.

Built by Millwood Homes, the property backs onto a communal meadow leading to Wardsdown ancient woodland, with countryside walks extending through to Bewl Water. The accommodation is well presented and arranged over two floors. A covered entrance leads into a welcoming hallway with Kardean flooring and staircase rising to the first floor with useful storage beneath, together with a cloakroom.

The sitting room is a spacious dual-aspect reception room accessed via glazed double doors, featuring a fireplace with inset wood-burning stove, Aegean limestone mantel and granite surround. Windows to the front overlook the parking area, while double doors to the rear open onto the terrace and garden beyond.

The dining room is positioned opposite the kitchen and provides a versatile second reception room, ideal for formal dining or family use. The kitchen/breakfast room is fitted with a contemporary Wren kitchen incorporating Bosch appliances including double eye-level ovens, dishwasher and five-ring gas hob with extractor hood vented externally. Xena Quartz worktops provide generous preparation space with an inset one-and-a-half bowl sink, along with a range of fitted cupboards and wall cabinets. There is space for a fridge freezer and doors open directly onto the rear terrace and garden. A doorway leads to the utility room, which houses a wall-mounted Worcester Bosch gas boiler, additional storage, stainless steel sink, and space for washing machine and tumble dryer, with a door providing access to the side return.



DESCRIPTION

To the first floor there are four double bedrooms, the principal bedroom benefiting from an ensuite shower room and fitted storage. One of the bedrooms is currently arranged as a study, and the remaining bedrooms all provide built-in wardrobes. The family bathroom comprises bath with shower over, WC, pedestal wash basin and useful storage cupboard. From the landing there is access to a large insulated and part-boarded loft space, also housing the solar panel battery and inverter.

Outside, the property is approached via a gravel driveway providing parking and access to a detached double garage. The rear garden is attractively landscaped and predominantly laid to lawn with a paved terrace adjoining the house, ideal for outdoor dining and entertaining. A gazebo provides a sheltered seating area, with planted beds and borders adding interest. The garden backs onto communal meadowland with direct access to woodland and countryside beyond. Outbuildings include a garden shed, workshop/tool shed, octagonal greenhouse and a detached Malvern garden studio with power connected.

- Four bedrooms
- Double garage
- Solar panels with battery storage
- Ample parking
- Greenhouse and outbuildings
- Chain free





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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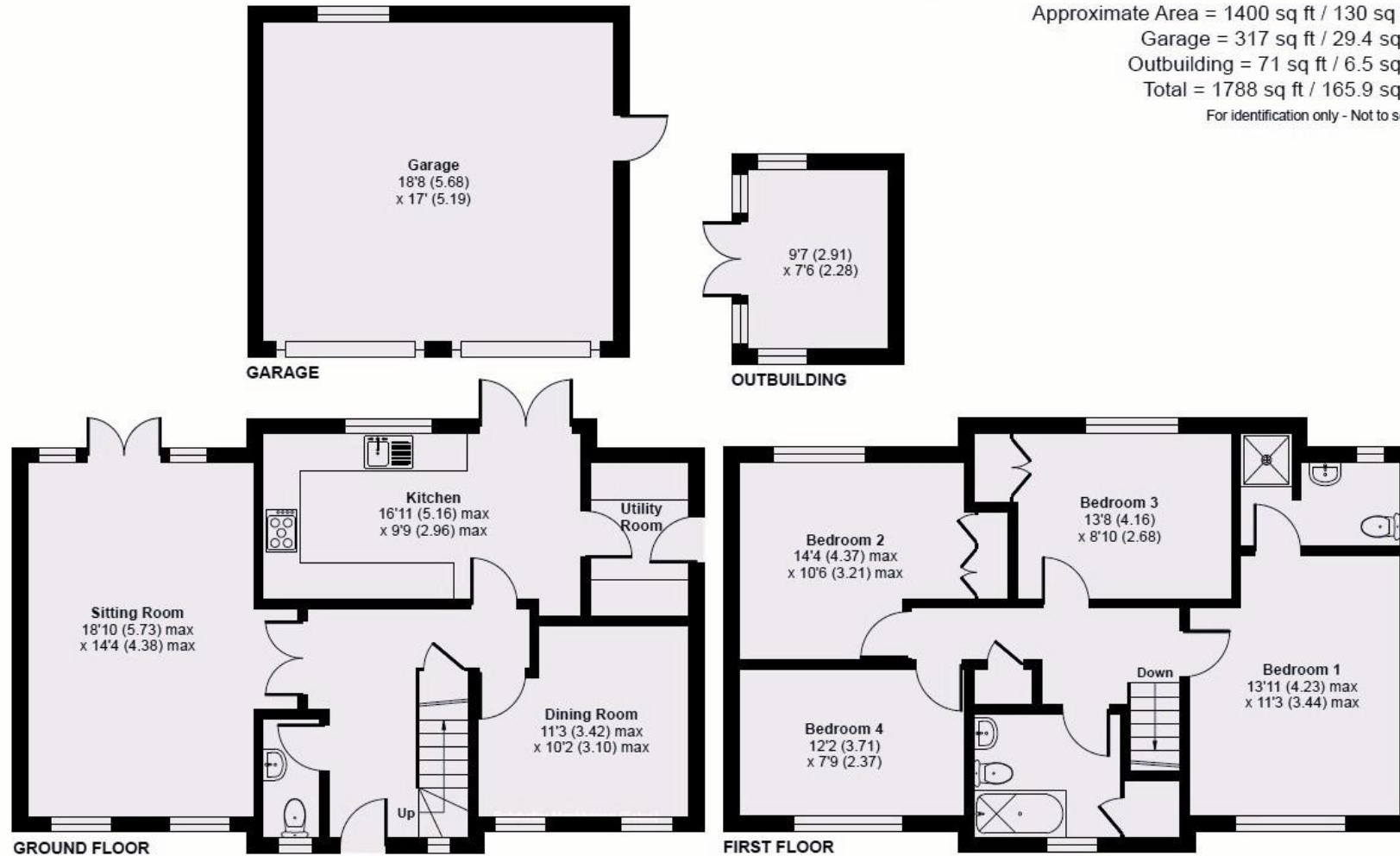
Approximate Area = 1400 sq ft / 130 sq m

Garage = 317 sq ft / 29.4 sq m

Outbuilding = 71 sq ft / 6.5 sq m

Total = 1788 sq ft / 165.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.



VIEWING: By appointment only. **Sussex Office:** 01435 873999.

WHAT3WORDS: ///PERFORM.DEVELOPER.SUNDIAL

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band F **EPC:** B(88)

N.B. There is an annual management charge of approx. £100 for the upkeep of the adjacent meadow including insurance

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations and tiled roof



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