



Pound Lane, Laughton, Lewes, East Sussex, BN8 6BE

Offers in Excess of £700,000

Pound Lane, Laughton, Lewes, East Sussex, BN8 6BE

This Well presented four bedroom house in Laughton village offers stylish interiors, three reception rooms, and an established private garden. Enjoy character features, ample storage, and immediate access to local amenities and countryside walks.

The Property

Located on Pound Lane, this four bedroom house in a charming village offers a blend of character and modern comfort. The property is well presented with stylish interiors throughout.

Entrance porch leading into the entrance hall with attractive Flagstone flooring which continues into the kitchen and the stairs rise to the first floor. The lounge is a good size with wood flooring, a window overlooking the front garden and the central feature is a contemporary 'Morso' wood burning stove. The kitchen which is open plan to the dining room has an excellent range of painted shaker style cabinets with ample Iroko worksurface. The central island provides a good divide between the dining room and there is an excellent wall of shelved built in storage. Built in AEG electric hob and oven and space for fridge/freezer and a cupboard housing plumbing for washing machine and tumble dryer. Part panelled walls and a feature stable door to the garden.

Upstairs there are three double bedrooms with painted wood floorboards and column radiators. The rear bedroom overlooks the garden and farmland beyond, the other two bedrooms face the front and again have a very green outlook. The smaller bedroom has a square bay feature window. The family bathroom has a period style suite with a shower over the bath, pedestal wash hand basin and a Low Level WC.

On the second floor is the principal bedroom with excellent views to the rear and a full wall of built in wardrobes with hanging and shelving. Feature panelling and a door to the en suite shower room with a fully tiled shower with glass screen, wash hand basin and concealed WC. The study could be used as a further bedroom with two Velux windows with rain sensors and distant views to surrounding Downland, ample eaves storage cupboards.

A key feature is the established, well stocked private garden. To the front is a long gravelled driveway providing ample parking and an area of lawn interspersed with fruit trees and mature shrubs. A side access gate leads to the rear garden which offers a good degree of seclusion and has a gravelled area for seating and a large lawn with mature hedging. The whole garden is fully enclosed with hedging and fencing. Beyond a further area of hedging is a private area for seating and there is a timber garden shed for storage and a log store. This outdoor space is suitable for dining, gardening, or relaxation, offering a high degree of privacy.

The central village location is highly desirable, providing easy access to essential amenities. A pub, local shop, and school are all within a short walk. The surrounding countryside offers numerous walks, allowing residents to enjoy the Sussex landscape.

The Location

Conveniently located between the historic market town of Lewes and the vibrant coastal city of Brighton, Laughton offers the perfect balance of rural tranquillity and excellent connectivity. The village has a strong sense of community, with welcoming country pubs, local shops, and beautiful walking routes through the surrounding countryside and nearby South Downs National Park.

Laughton also benefits from a highly regarded primary school and regular bus services to Brighton, Hailsham, and Eastbourne, making it an ideal location for families and commuters alike. Residents can enjoy a range of nearby attractions, including the historic Michelham Priory, charming Sussex villages, and an abundance of outdoor pursuits. With its picturesque setting, rich local heritage, and year-round community events, Laughton offers an enviable village lifestyle within easy reach of the coast and surrounding towns.



Pound Lane, Laughton



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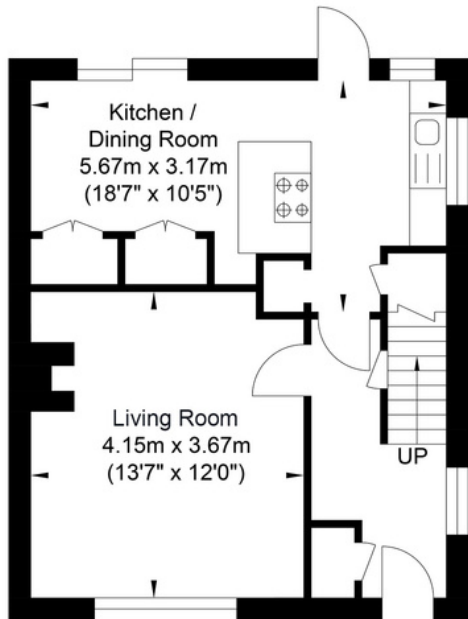
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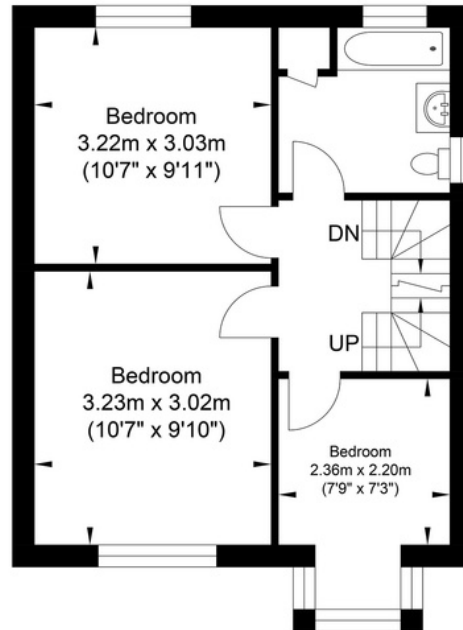


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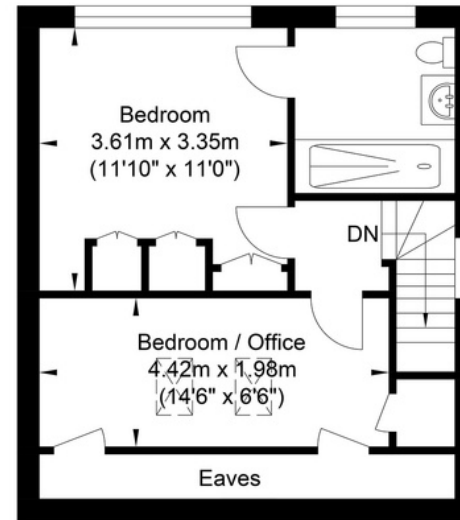
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Ground Floor
Approximate Floor Area
430.87 sq ft
(40.03 sq m)



First Floor
Approximate Floor Area
442.61 sq ft
(41.12 sq m)



Second Floor
Approximate Floor Area
393.31 sq ft
(36.54 sq m)

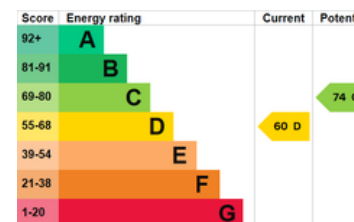
Approximate Gross Internal Area = 117.69 sq m / 1266.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information

Tenure - Freehold

EPC - C

Council Tax Band - B



Please note:

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