1 New House Cottages Beddingham, Lewes, East Sussex, BN8 6JX

ROWLAND GORRINGE

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Guide Price £250,000

A semi detached three bedroom country cottage of understated charm and character, requiring of complete and thorough refurbishment. Set within an established garden plot of generous proportions with front and rear gardens, affording a high degree of privacy, whilst offering considerable scope for extension (subject to the appropriate consent).

*** AGENTS NOTE *** Please be advised, the vendors detail historical evidence of structural movement found at this property, therefore this property is only available to purchasers unencumbered from the requirement of borrowing/mortgage finance.

Light and airy accommodation are to the fore at this substantial semi detached cottage, built circa 1950 of traditional rendered brick elevations, all under a pitched clay tile roof. This former 'Estate' workers cottage is offered for sale by private treaty, with considerable scope and potential for the incommoding purchaser, to fashion a home to their own specific taste and requirements.

NO ONWARD CHAIN - AVAILABLE FOR IMMEDIATE OCCUPATION UPON COMPLETION

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Oil fired central heating serving panel radiators. Mains water and electricity. Private drainage.
Local authority: Lewes District Council - Tax Band C.
EPC - E

Location: - 1 New Cottage is situated in the village and civil parish of Beddingham. Found between the picturesque villages of Glynde to the north, Firle to the east, with the County Town of Lewes to the west, with easy access onto the A27. Lewes approximately 2 miles distant with its comprehensive shopping, antique shops, brewery, Depot cinema and main line railway station, London Victoria in just over the hour. Local schooling offers well regarded primary and secondary schools. The famous Glyndebourne Opera House is situated on the edge of Ringmer, not 3 miles distant. This area is part of the South Downs National Park, and the countryside around this cottage is ideal for nature lovers, walkers and paragliders who fly off Mount Caburn. Ranscombe Lane is also part of the National Cycle Network, providing cycle paths directly into Lewes and neighbouring Firle village and Eastbourne.

Directions to property: what3words ///selling.dictation.cracking

- Only available to cash buyers
- Requiring complete modernisation
- Secluded cottage garden backing onto open farmland
- Oil fired central heating by way of external Grant boiler
- Only available to purchasers unencumbered from the requirement of borrowing/mortgage finance
- No onward chain
- Immediate views over surrounding countryside to each elevation
- No parking, pedestrian access only
- Generous roof void with scope for further accommodation, subject to attaining the appropriate consent
- Approximate internal measurement of 920 sq ft

Sitting Room	4.16 x 3.71 (13'7" x 12'2")
Dining Room	4.26 x 2.58 (13'11" x 8'5")
Kitchen	3.70 x 2.16 (12'1" x 7'1")
Bathroom	
Cloakroom	
Bedroom 1	3.70 x 3.02 (12'1" x 9'10")
Bedroom 2	4.17 x 2.55 (13'8" x 8'4")
Bedroom 3	2.56 x 2.18 (8'4" x 7'1")

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Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

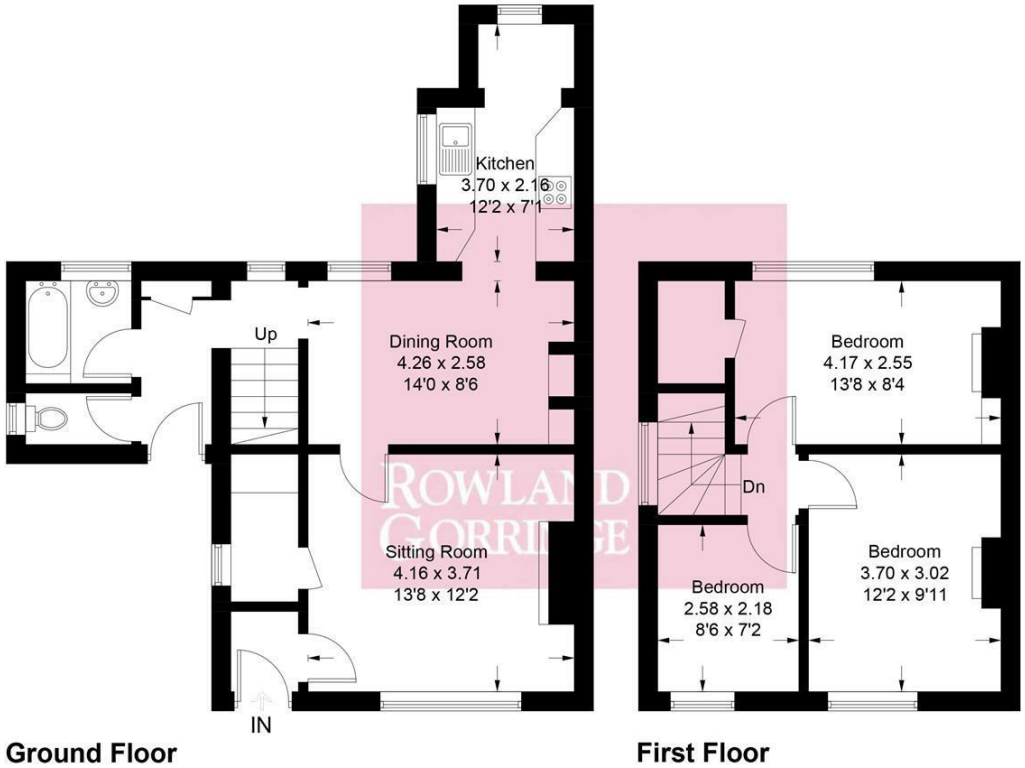

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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