



Old School Cottage, School Lane, Pyecombe, BN45 7FQ
Asking Price £700,000

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A unique, detached Grade II Listed former school house in village location, just to the north of Brighton. Offering three bedrooms, two bathrooms, and a south-facing garden, this property presents a rare opportunity to acquire a home with character and potential for improvement.

Situated in the picturesque village of Pyecombe, this charming Grade II Listed detached former school house offers a truly unique opportunity for discerning buyers. Steeped in history and character, this delightful property, available for sale with no onward chain, provides a wonderful canvas for those looking to create their dream home whilst preserving its inherent charm.

Upon entering, you are greeted by a welcoming atmosphere that flows through the property. The spacious living/dining room is a particular highlight, offering ample space for both relaxation and entertaining. Large windows frame captivating views over the mature south-facing rear garden, inviting an abundance of natural light and creating a serene backdrop for everyday living. This versatile reception room provides the perfect setting for family gatherings or quiet evenings at home.

The fitted kitchen, also benefiting from delightful garden views, is well-appointed and functional, ready for culinary adventures. While perfectly usable as is, it also offers scope for modernisation, allowing new owners to tailor it to their specific tastes and requirements. The property boasts three generously sized bedrooms, providing comfortable accommodation for residents or guests. Complementing these are two bathrooms, ensuring convenience and privacy. Additionally, there is a separate WC, adding to the practicality of the layout.

One of the most appealing features of this property is its mature south-facing rear garden. This private outdoor oasis is a haven of tranquillity, perfect for al fresco dining, gardening enthusiasts, or simply enjoying the sunshine. The established planting and peaceful ambiance make it an ideal space for relaxation and entertaining throughout the warmer months. The property further benefits from a private driveway, offering off-road parking, and a garage, providing secure storage or additional parking space.

Comfort is assured with gas central heating installed throughout the property. As a Grade II Listed building, the house retains many original features, adding to its unique appeal and historical significance. While well-maintained, there is clear potential to improve and update various aspects of the interior, allowing the new owners to infuse their personal style and enhance its value.

Located in a sought-after village, just to the north of Brighton, residents will enjoy the best of both worlds: a peaceful, community-focused environment with easy access to the vibrant amenities and transport links of Brighton city centre. This is a rare chance to acquire a distinctive home with immense character and significant potential in a highly desirable location.





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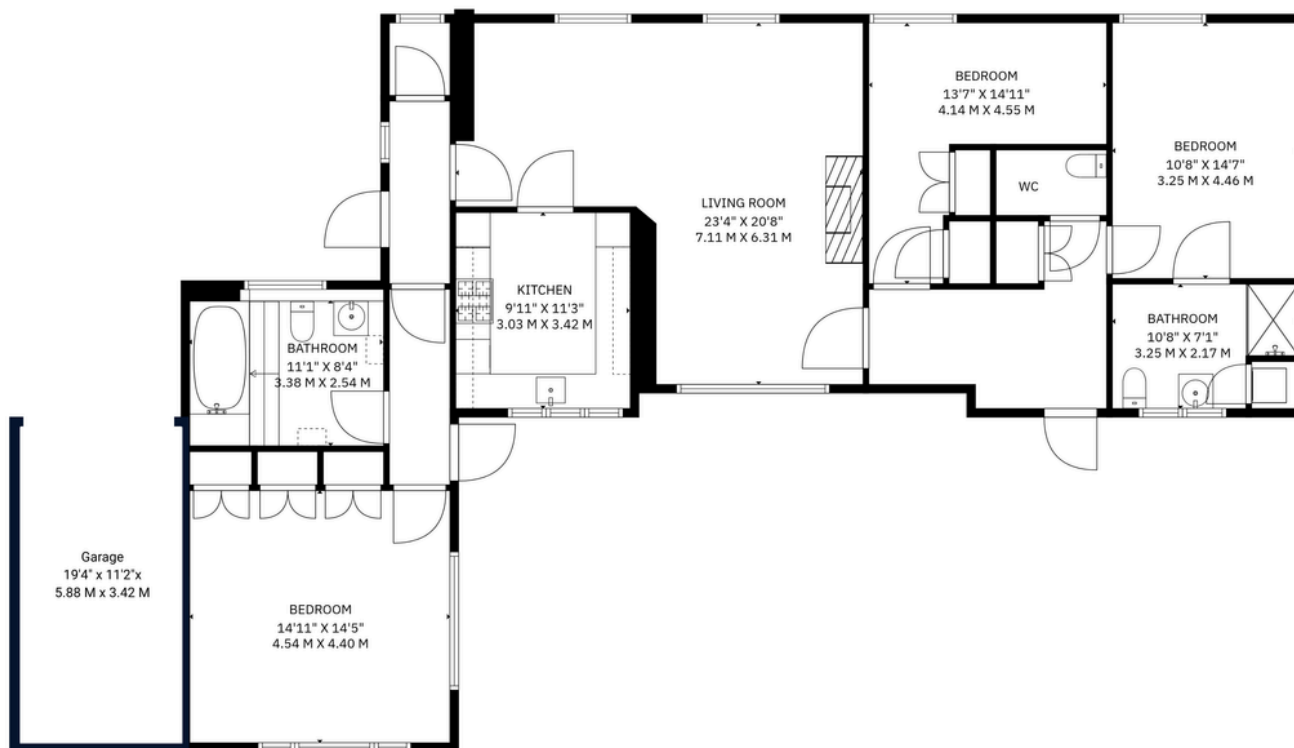
Brighton & Hove Office
01273 688 881
30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
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Total Area: 138 sq.m (1485 sq.ft)

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Agents Notes
Tenure Freehold
Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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