



OAKFIELD



Eastbourne Road, Halland, Lewes, BN8 6PS

Price Guide £500,000



## Eastbourne Road, Holland, Lewes, BN8 6PS

Guide Price £500,000 - £525,000 | CHAIN FREE

Set within the heart of Holland village, this enchanting three double bedroom character cottage offers an exceptional blend of period charm, contemporary open-plan living and beautifully landscaped outdoor space. Backing directly onto open paddock land and enjoying a glorious 70ft south-facing rear garden, the property provides a rare sense of privacy, outlook and tranquillity.

The home is entered via a charming covered porch leading into a spacious and welcoming entrance hall, where a striking double-sided fireplace with wood-burning stove forms a stunning focal point and sets the tone for the rest of the property. The ground floor flows effortlessly, with open-plan living designed perfectly for both everyday family life and entertaining. The dining and family area leads seamlessly into the fitted kitchen, while the generously proportioned triple-aspect sitting room is flooded with natural light and opens directly onto the rear garden via French doors.

Upstairs, the property offers three well-proportioned double bedrooms, all benefiting from built-in wardrobes, alongside a thoughtfully arranged layout ideal for family living.

The rear garden is a standout feature – beautifully landscaped, south facing and extending to approximately 70ft, with uninterrupted views over neighbouring paddock land. Perfect for entertaining, relaxing or family enjoyment, it also provides access to an impressive detached barn. This substantial outbuilding is partly arranged as a home office or studio with additional storage, offering excellent flexibility for home working, hobbies or future potential (subject to any necessary consents).

Offered to the market chain free, this delightful village home combines character, lifestyle and versatility in an idyllic setting, making it a rare and highly desirable opportunity.





### Living Room

22'5" x 11'11" (6.83m x 3.63m)

### Dining Room

11'5" x 8'5" (3.48m x 2.57m)

### Kitchen

11'5" x 6'0" (3.48m x 1.83m)

### WC

### Bedroom

16'1" x 8'3" (4.90m x 2.51m)

### Bedroom

10'2" x 9'1" (3.10m x 2.77m)

### Bedroom

13'2" x 10'1" (4.01m x 3.07m)

### Bathroom

### Store Room

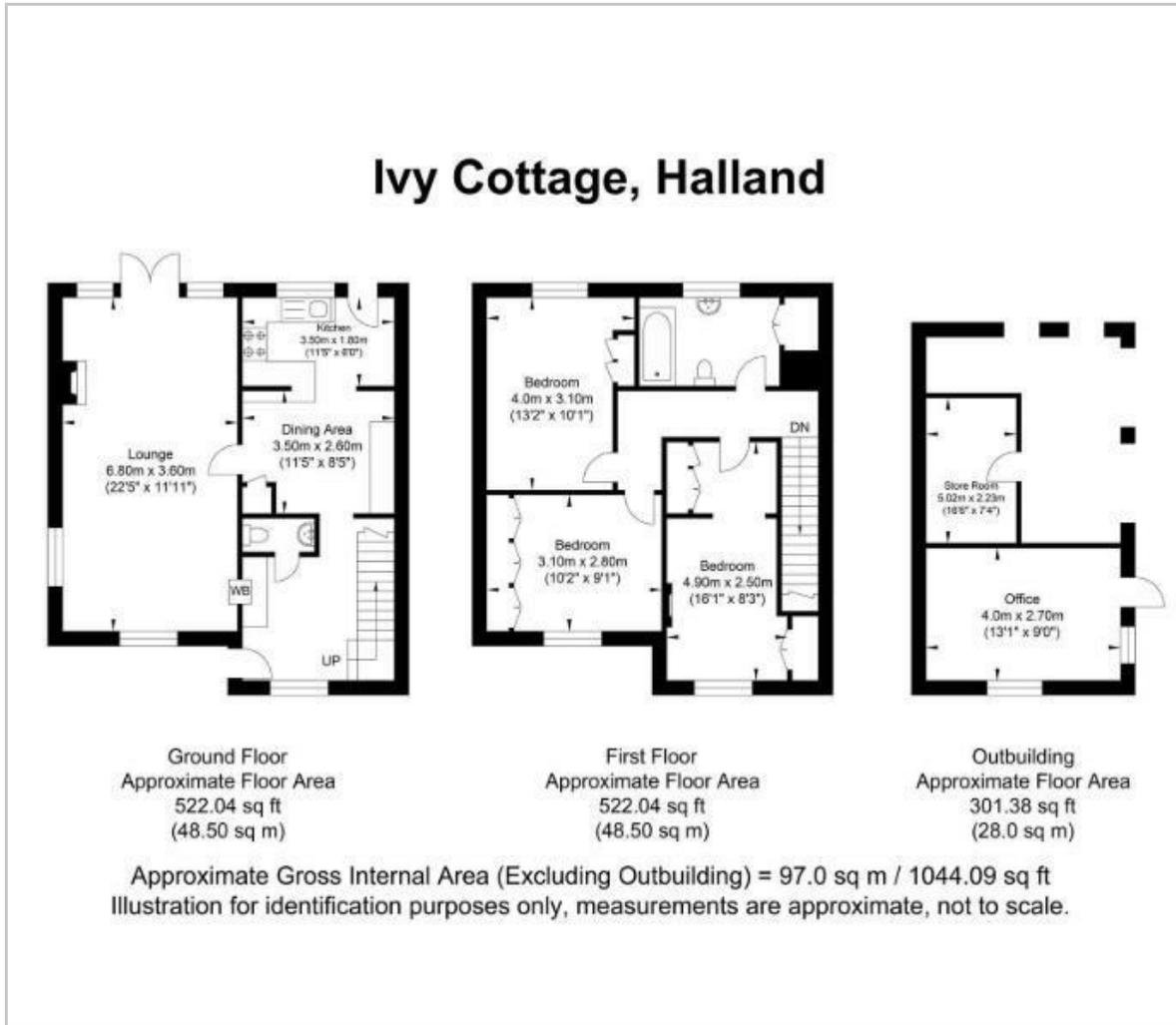
16'5" x 7'4" (5.00m x 2.24m)

### Office

13'1" x 9'0" (3.99m x 2.74m)

Council Tax Band E - £3188 Per Annum

## Floor Plan

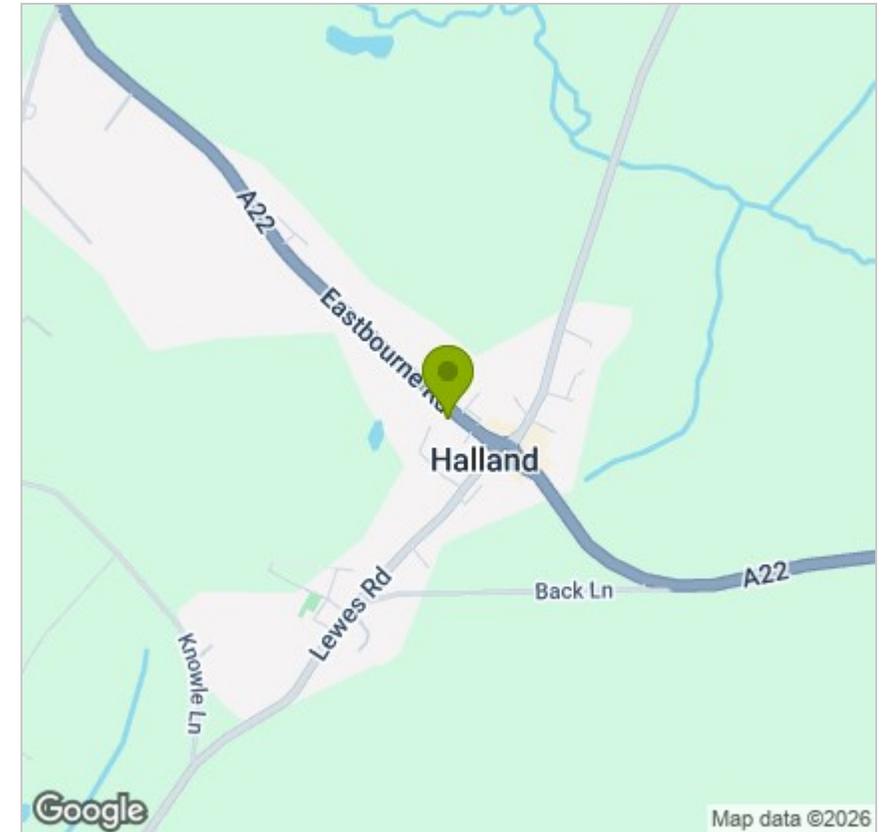


## Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

