



£250,000 guide price - leasehold

15 Littlemead, Cooksbridge, Lewes, East Sussex, BN8 4SY

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The property...

We are pleased to market for sale this 2 Double Bedroom, Ground Floor Flat in the village of, Cooksbridge. The property is located in the heart of the popular village of Cooksbridge within just a 2 minute walk of the mainline train station (source Google Maps).

The property features a generously sized living room with large windows allowing floods of natural light, a spacious kitchen with breakfast bar, two double Bedrooms and a Shower Room.

ENTRANCE PORCH - Door to;

ENTRANCE HALL - Doors to principal rooms. Storage cupboard.

LIVING ROOM - A good sized room with large side aspect double glazed windows giving views of the gardens, built in cupboard with double doors. Enjoying views over the communal grounds. Door to;

KITCHEN - Flush fronted wall and base units with contrasting worktops, space for free standing oven and tiled surround, 2 bowl stainless steel sink with mixer tap and side aspect double glazed window above. Breakfast bar, space for fridge freezer and washing machine. Views over communal grounds.

BEDROOM 1 - Double bedroom with double glazed window with views over the communal grounds.

BEDROOM 2 - Double bedroom with built in wardrobes and double glazed window with views over the communal grounds.

SHOWER ROOM - Modern walk in shower enclosure with fixed glass screen and tiled surround, wash hand basin with mixer tap and double-glazed double glazed window above, low-level W.C.





Outside & Location...

GARDENS - Front and rear, well-kept communal gardens with areas of laid to lawn and areas of paved patio, mature trees and hedgerow.

PARKING - On street parking

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge features a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, children's recreation ground, modern farm shop with café and The Rainbow public house.

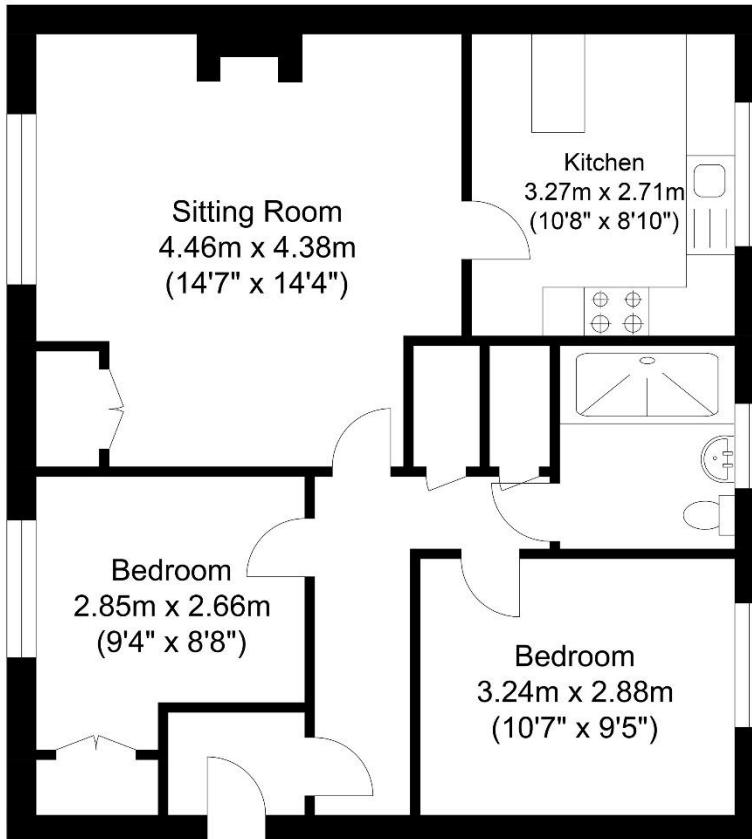
Tenure - Leasehold with apx 85 years remaining - we are advised that the local authority are the freeholders and subsequently the cost of a lease extension is expected to be quite reasonable.

2024/2025 Maintenance charge- £521.57 p.a. (incl £10 Ground Rent)

Double Glazed - Modern programable electric heating

EPC rating - E

Council tax band - B



Approximate Floor Area
622.90 sq ft
(57.87 sq m)

Approximate Gross Internal Area = 57.87 sq m / 622.90 sq ft

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

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