

HAMLYN SMITH

GUIDE PRICE £425,000

# HAMSEY ROAD, BARCOMBE, LEWES

## 2-3 BEDROOMS
## 2-3 RECEPTIONS
## 2 BATHROOMS

A substantial renovation opportunity in the Sussex village of Barcombe.
Set within a plot approaching one fifth of an acre, this characterful three-bedroom detached home has remained in the same family for generations and offers exciting potential for experienced renovators, subject to necessary consents.

- Established Plot approaching one-fifth of an Acre
- Built in 1923 and passed down through generations
- Offered to the Property Market for the very first time
- Detached Character Home with No Onward Chain
- Village setting near local amenities, countryside and riverside walks
- Requires comprehensive renovation, ideal for experienced renovators
- Cooksbridge is the nearest station, with direct services to London Victoria
- Potential for extension or redevelopment, subject to necessary consents
- Council Tax Band E



















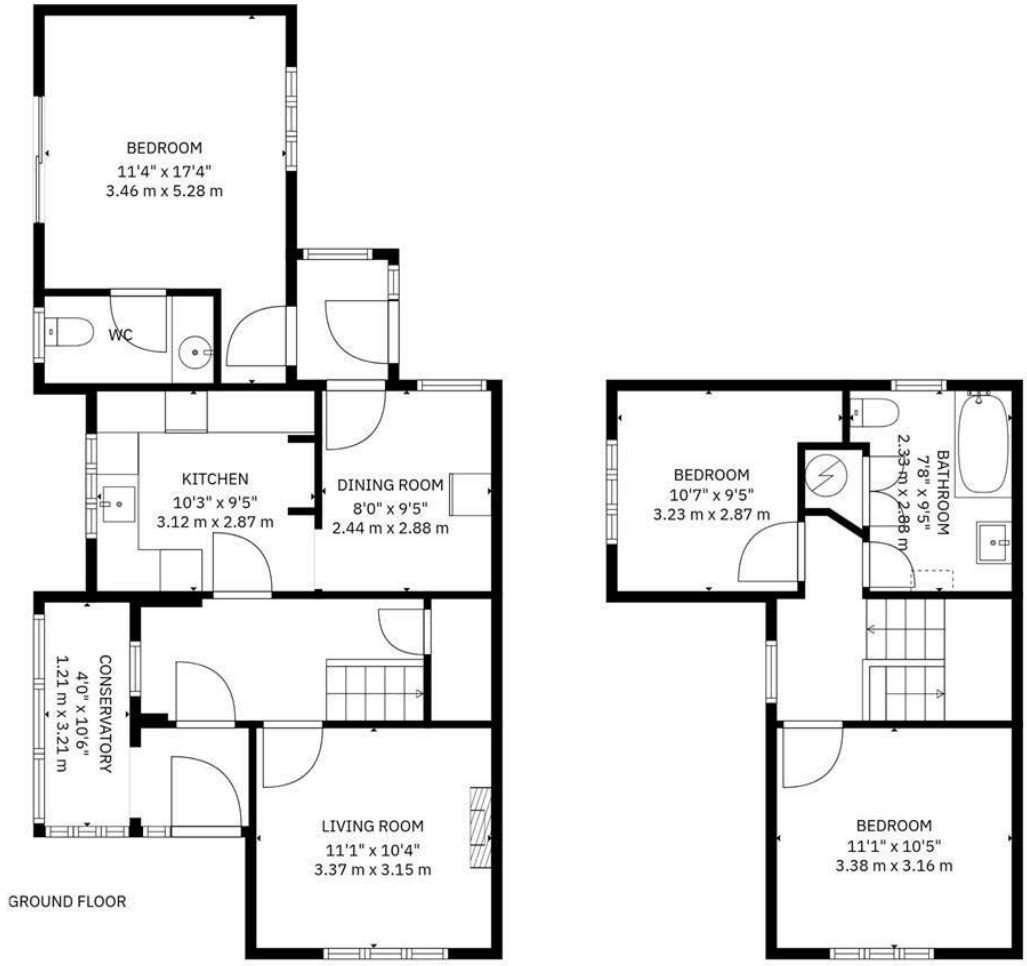


**Gross Internal Floor Area 1053 sq.ft (98 sq.m)**

Illustrations for identification purposes only, measurements are approximate, not to scale





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Set within an established plot approaching one fifth of an acre in Barcombe, near Lewes, Rosendale is a characterful three-bedroom detached house offering a bespoke renovation opportunity.

Built by the original owners in 1923 and passed down through the generations, Rosendale has a long family history and is now ready for a programme of improvement. It is likely to appeal particularly to builders, experienced renovators or buyers with the expertise to take on a project of this scale. The generous plot provides an attractive setting in which to explore the property's future potential, with any extension or redevelopment subject to the necessary investigations and consents.

Situated on Hamsey Road, Rosendale enjoys a countryside setting close to the amenities of Barcombe Cross. The village offers a local shop, the Royal Oak pub, a primary school, village hall and recreation ground, providing a welcoming community atmosphere. The surrounding area offers plenty to enjoy outdoors, with countryside footpaths and riverside walks around Barcombe Mills and the River Ouse. The nearby Anchor Inn provides a picturesque spot for a meal by the river, alongside rowing boat hire.

Cooksbridge is the nearest railway station, approximately 1.5 miles from the postcode as the crow flies, with the journey by road being longer. It offers direct services to London Victoria, making the location worth considering for those balancing country living with travel to the capital. The historic county town of Lewes provides a broader range of independent shops, supermarkets, cafés and restaurants, alongside its castle, cinema and leisure facilities. The South Downs and Brighton offer further opportunities for walking, days out and trips to the coast.

Rosendale presents an opportunity to bring fresh vision to an individual home in an appealing Sussex village setting.

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