

£575,000 guide price

Lerryn, Cooksbridge, East Sussex, BN8 4SJ

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Overview...

A great opportunity to purchase this beautifully presented and characterful 4-bedroom family home situated in the heart of Cooksbridge village, within striking distance of the mainline Railway station and local primary school.

This property features a spacious sitting room opening onto and overlooking the pretty rear garden. Separate generously sized front-aspect kitchen and dining room furthered by a cloakroom/w.c. and sizeable garage space.

Upstairs are 4 double bedrooms with the master bedroom boasting an en suite and dressing room; there also a family modern fitted suite.

Outside, the property presents a beautifully maintained generous rear garden with a timber construct garden studio. There is off street parking for more than one vehicle and a neat laid to lawn front garden.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Front door to spacious hallway with laminate flooring, storage cupboards, stairs to first floor and door to-

CLOAKROOM/W.C.- Hand wash basin with mixer tap and set in vanity unit below, low-level wc and obscured double-glazed window

KITCHEN- A spacious modern fitted kitchen comprising shaker style wall and base units with contrasting granite effect roll edge work surfaces, one and a half bowl, stainless steel sink with mixer tap and expansive front aspect double glazed window above, providing far-reaching views and filling the room with natural light. 4 ring ceramic hob with integrated cooker hood above; integrated eye-level double oven and dishwasher. Space for washing machine and fridge freezer.

DINING ROOM- A good size, naturally bright room with laminate flooring and space for a sizeable dining table, with front aspect double-glazed windows overlooking the front of the property.

SITTING ROOM- A great, generously sized living space, measuring 19'5ft x 11'8ft, with an expansive rear aspect double-glazed window overlooking the rear garden and further over the Sussex countryside. A feature fireplace takes pride and centre with a brick surround and hearth encasing a cast iron long burner. A double-glazed door also provides direct access to the rear garden.

FIRST FLOOR LANDING- Rear aspect window and doors to principal rooms

BEDROOM- A generous double bedroom with double glazed windows stretching across the rear of the room. Through an arch is a dressing room with built in wardrobes and further windows overlooking the rear of the property and over the South Downs. Door to-















Property…

EN SUITE- A modern suite comprising a walk-in shower with tiled surround and glass doors, hand wash basin with mixer tap and set in vanity unit below, low-level wc, chrome heated towel rail, obscured double-glazed window and laminate tiled flooring.

BEDROOM- A good size double with front aspect double glazed window overlooking the rear garden

BEDROOM- A generous double bedroom with front aspect double glazed windows overlooking the front of the property

BEDROOM- Double bedroom with rear aspect double glazed windows overlooking the rear garden and further over the Sussex countryside

BATHROOM- A modern fitted suite comprising a panel enclosed bath with glass screen, wash hand basin with mixer tap and vanity unit below, wc, chrome heated towel rail, obscured double-glazed window and tiled surround.

STORAGE SPACE- A great size dual aspect space with front and rear aspect windows with pedestrian access to the front and the side leading into the rear garden







Outside and Location…

GARDEN STUDIO- A spacious, timber construct, dual aspect space with front aspect double doors and power and light. An ideal space for a home office or for creative pursuits.

REAR GARDEN- A deceptively generous rear garden with an area of paved patio at the rear of the property ideal for alfresco dining; there's also a sizeable area of laid to lawn, bordered by an established range of trees, plants and flowers and all fence enclosed. A paved path also leads to the garden studio at the end of the garden.

FRONT GARDEN- A beautifully, well-maintained raised area of laid to lawn. With a driveway to provide off-street parking for multiple vehicles.

Lerryn is a property in the heart of the village Cooksbridge, being 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.

With the historical country town of Lewes is approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Tenure – Freehold
Oil central Heating
Double Glazing.
EPC Rating – D
Council Tax Band – E

Viewing recommended



Ground Floor
Approximate Floor Area
773.06 sq ft
(71.82 sq m)

First Floor
Approximate Floor Area
819.56 sq ft
(76.14 sq m)

Outbuilding
Approximate Floor Area
183.63 sq ft
(17.06 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 147.96 sq m / 1592.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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