



£400,000 offers over
Rosemead, Brickhurst Lane, Laughton, East Sussex, BN8 6DD

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Overview...

A great opportunity to purchase this individual detached 4 double bedroom, two reception room bungalow which is located in a fantastic rural location yet within easy reach of the sought after village of Laughton.

Situated on a good size plot with a generous southerly facing rear garden, this super home offers potential to upgrade and extend STP.

Accommodation in brief comprises a wonderful sitting room with open fireplace and views over the garden. This opens to a generous dining room which boasts a feature solid fuel burner. The kitchen is fitted with a range of cupboards and there are 4 double bedrooms and two bathrooms.

Whilst there is potential to update and improve, this property may offer the opportunity to knock down and replace with a new home in a super location STP.

NO CHAIN

VIEWING RECOMMENDED



The property...

ACCOMMODATION

ENTRANCE LOBBY- Small rear aspect window and door opening onto the rear garden.

BATHROOM- Fitted bath, wash hand basin and low level W.C. with side aspect window, inner lobby to-

KITCHEN- Fitted with a comprehensive range of oak fronted wall and base cabinets with tiled worktops, stainless steel sink with matching drainer and adjacent mixer tap, tiled splash areas, spaces for freestanding slot-in cooker, side aspect double glazed window.

SITTING ROOM- A lovely bright south facing room with large double glazed window overlooking the rear garden, feature open fireplace with brick surround and hearth with timber mantle over, opening to-

DINING ROOM- Rear aspect double glazed window and matching door opening onto the front garden, feature log burning stove, door to-

UTILITY ROOM- Door to-

BATHROOM- Refitted champagne suite comprising a panel enclosed bath with tiled surround and electric shower over, pedestal wash hand basin, low level W.C., part tiled walls, double glazed window.

INNER HALLWAY

BEDROOM- A super double room with large southerly facing rear aspect double glazed window offering views over the rear garden.

BEDROOM- A double room with large side aspect double glazed window.





Property and Outside...

BEDROOM- A double room with side aspect double glazed window, wardrobe recess.

BEDROOM- A double room with front aspect double glazed window.

OUTSIDE

FRONT GARDEN- Predominantly laid to lawn with shrub borders and gated access, pathway to front door.

REAR GARDEN- A good size, southerly facing garden mainly laid to lawn with shrub borders and mature trees.

WORKSHOP/SHED- Brick construction with front aspect windows, power and light.





Location...

Laughton is a popular and picturesque village just 6.5 miles to the East of Lewes. The village benefits from a primary school, a community owned village shop and post office, a popular public house offering dining. A regular and late running bus service offers routes to Lewes, Eastbourne and Brighton and train services are available at Berwick, Uckfield and Lewes. Many scenic walks are also within striking distance of the property with access to the local countryside and woodland.

The nearby village of Ringmer is just 3.5 miles away and offers a parade of shops and eateries, there is also a secondary school at Ringmer and many sports clubs including, football, cricket, stoolball and bowls.

The property is well located for Lewes Old Grammar School and Bedes.

Mainline Railway Stations can be found at Lewes and Berwick.

Tenure - Freehold

Electric Heating - Double Glazing.

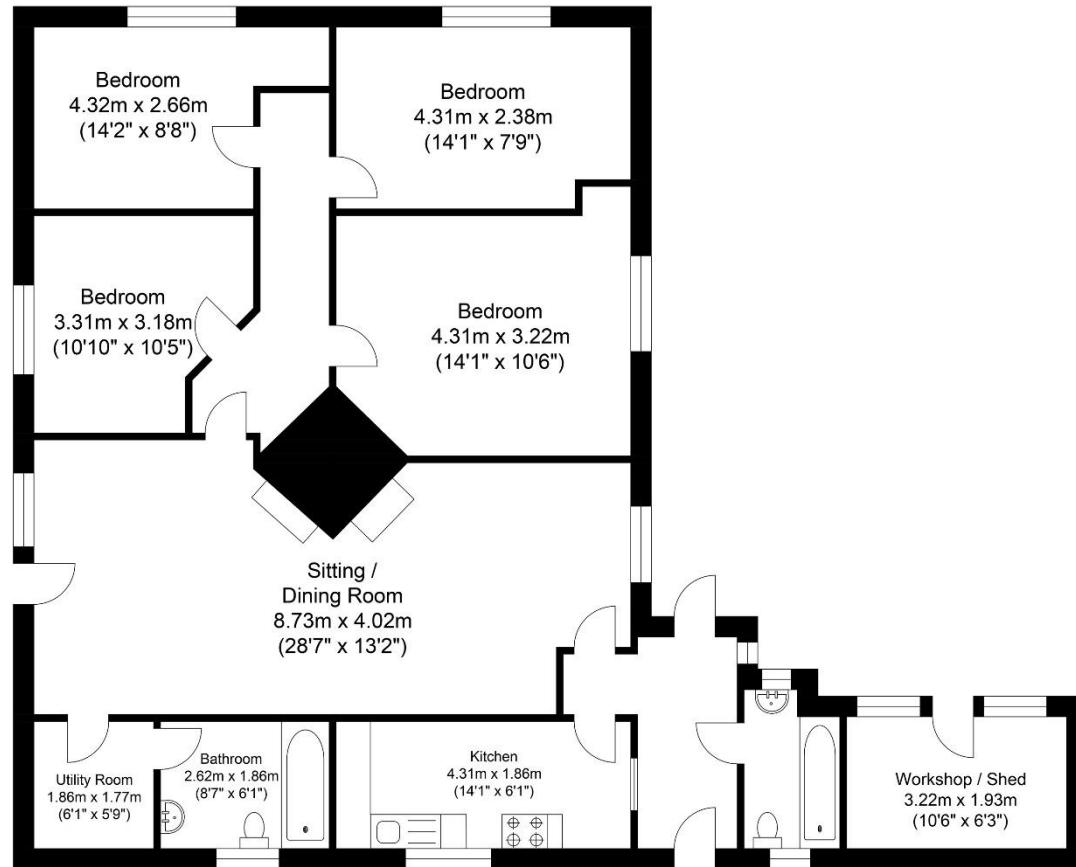
EPC Rating - TBC

Council Tax Band - D

NO CHAIN



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Approximate Floor Area

1285.31 sq ft
(119.41 sq m)



Approximate Gross Internal Area = 119.41 sq m / 1285.31 sq ft

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

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