



Weald Close, Barcombe, Lewes, East Sussex, BN8 5AY

Offers In Excess Of: £300,000

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A delightful three-bedroom cottage in central Barcombe village, featuring a modern kitchen and bathroom, front and rear gardens, and a useful store. Offered with no onward chain, this home provides comfortable village living with amenities on your doorstep.

The Property

This three-bedroom cottage is located in the popular village of Barcombe, East Sussex. Offered with no onward chain, the property is ready for immediate occupancy.

The cottage features a modern kitchen/breakfast room with wall and base units, including an inset electric hob and oven below with an extractor fan above, part tiled walls, plumbing and space for washing machine and recess for table and chairs under the stairs. The Reception room has a door opening into the garden and there is an electric woodburning stove set in the fireplace recess. From the kitchen the stairs lead to the first floor with wooden feature panelling.

The main bedroom is to the rear and overlooks a Living roof to the rear and beyond and the spacious bathroom is at this level, which has a modern white suite with a panelled bath with shower over, low level WC and a pedestal wash hand basin and an airing cupboard with storage and a heated towel rail.

On the second floor are two equal bedrooms - one to the front and one to the back.

To the front of the property is an enclosed front garden ideal for evening sun - with established flower beds. To the rear the patio garden is secluded and offers an ideal location for a table and chairs.

The property's central village location is a key advantage. Barcombe is a well-regarded community with local amenities within walking distance, including a local shop, a village pub, and a primary school and within just a few steps. There are also many countryside walks around Barcombe

A useful bike store or outbuilding provides practical storage or this could be used as a home office with some modernisation. Coal shed.

Barcombe is surrounded by East Sussex countryside, with opportunities for outdoor activities. The village has good transport links to nearby towns like Lewes and Uckfield, which offer additional services and mainline train stations with connections to London.

This cottage combines village living with modern updates in a convenient setting. Its location and the absence of an onward chain make it an attractive option for buyers. Early viewing is recommended.

The Location

Barcombe is a popular village located 4 miles out of Lewes. It is an active village with a very strong community feel. The benefits include a thriving village school, village pub, community lead shop and post office and a whole host of sports activities and its very own bonfire society. The Anchor Inn at Barcombe Mills is lovely in the summer with its pub garden and boat hire available on the River Ouse.





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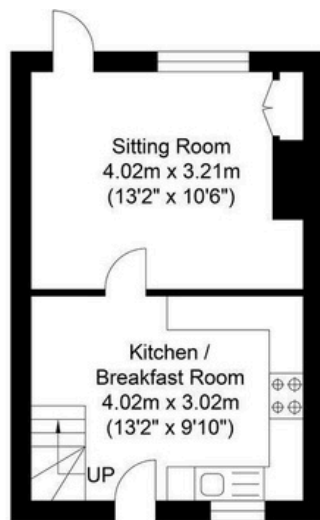
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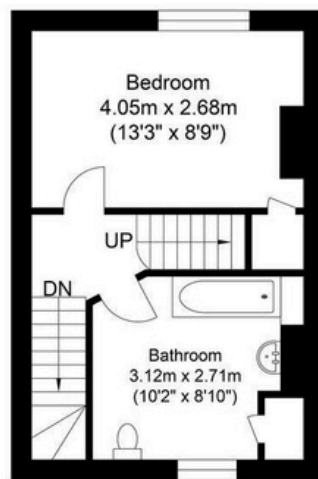


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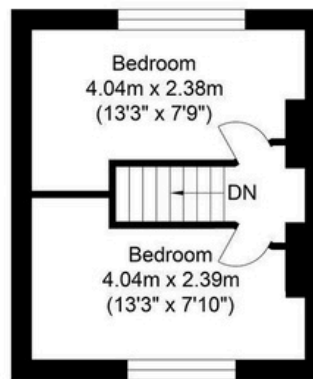
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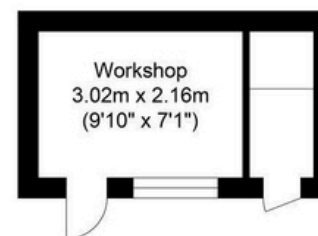
Ground Floor
Approximate Floor Area
273.94 sq ft
(25.45 sq m)



First Floor
Approximate Floor Area
273.94 sq ft
(25.45 sq m)



Second Floor
Approximate Floor Area
211.72 sq ft
(19.67 sq m)



Outbuilding
Approximate Floor Area
94.61 sq ft
(8.79 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 70.57 sq m / 759.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Please note:

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