



Weald Close, Barcombe

**Lewes
Estates**

A charming three bedroom terraced property situated along a quiet pathway in central Barcombe. The village of Barcombe is surrounded by beautiful countryside and boasts a strong community spirit along with an array of local amenities including a village store and post office, public house, primary school, tennis club and recreation ground. The nearby village of Cooksbridge has a mainline railway station (London Victoria under 1 hour) and the county town of Lewes is approximately 4 miles to the south with its comprehensive range of shopping facilities, amenities and mainline railway station (London Victoria approx. 70 mins).

- Charming Three Bedroom Cottage
- Original Features
- Front & Back Gardens
- Outdoor Storage
- Picturesque Village Location
- Sold with no Onward Chain



Sitting Room

14'5" x 12'1"

Kitchen

14'5" x 9'8"

Bedroom

13'1" x 9'0"

Bedroom

13'1" x 7'8"

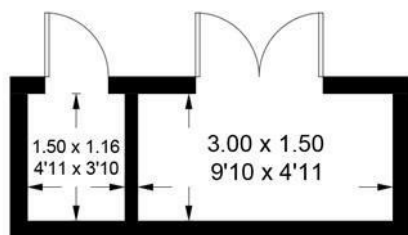
Bedroom/Study

13'1" x 8'0"

Garden Store

9'10" x 4'11"



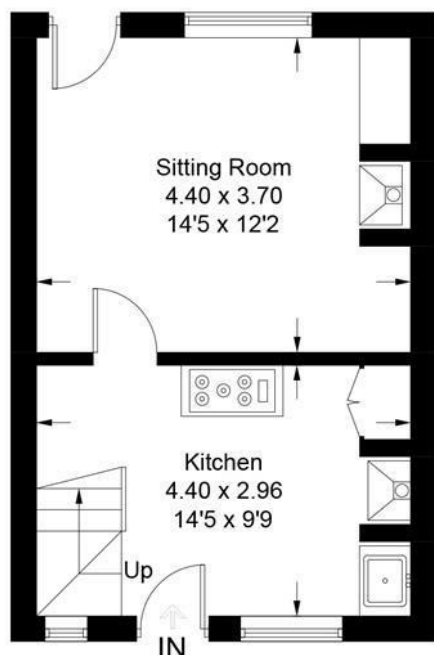


Garden Store

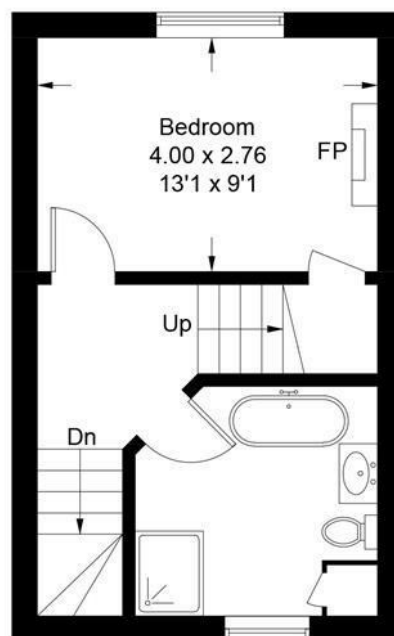
(Not Shown In Actual
Location / Orientation)



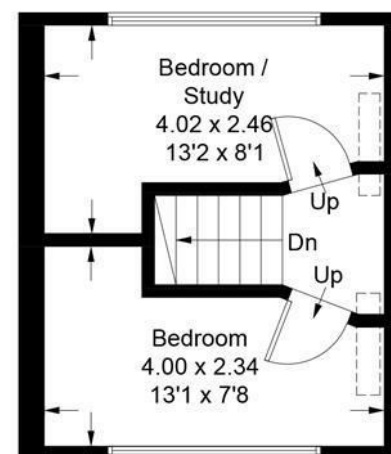
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft

Garden Store = 6.4 sq m / 69 sq ft

Total = 83.6 sq m / 900 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1074065)



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You arrive at the property down a secluded pathway and the front door opens into the kitchen which features wood burning stove, inbuild wall cupboards, electric range cooker, space for large fridge/freezer and space and plumbing for an undercounter washing machine.

From the kitchen there is a door to the sitting room and stairs that ascend to the first floor. The sitting room has a beautiful oak floor and also features a second wood burner. You access the rear garden from the sitting room.

The first floor comprises a spacious bathroom with roll top bath, separate shower enclosure, wood panelling and heated towel rail. The master bedroom is also on this level and features a cast iron fireplace.

The second floor offers two further bedrooms, one of which is currently being used as an office.

Externally there are two courtyard gardens to the front and rear of the property. The rear courtyard garden is enclosed by fence and walled borders with gravel area, flowerbeds and gate to area that can be used for parking. To the front there is a paved patio with raised flowerbeds. There is also a useful brick and timber built workshop with a window and door.

Viewing is highly recommended to full appreciate the charm and character of this beautiful property

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