



Grantham Bank, Barcombe, Lewes

The village of Barcombe is very conveniently situated approximately 5 miles from the historic county town of Lewes. Within the village there is a primary school, public house and village store. Barcombe is also popular for countryside walks along the River Ouse and fishing. Lewes town offers a wide range of amenities including many independent shops and major supermarkets. Lewes and Cooksbridge mainline railway stations offer services to London Victoria (just over the hour.) The universities of Sussex and Brighton are situated at Falmer and famous Glyndebourne Opera House is approximately 4 miles away on the outskirts of Ringmer.

- 3 bedroom family home
- Spacious dual-aspect sitting/dining room
- Open fireplace
- Garden and sun terrace
- Garden office
- Off-street parking and garage
- Village location



Front Door

Hallway

Cloakroom

Sitting / Dining Room
21'1 x 11'10

Kitchen
12'7 x 8'11

Study
9'2 x 8'8

Integral garage for storage
12'3 x 8'9

First Floor Landing

Bedroom 1 Double
14'4 x 10'6 plus balcony

Bedroom 2 - Double
10'11 x 8'6

Bedroom 3 single
7 x 7

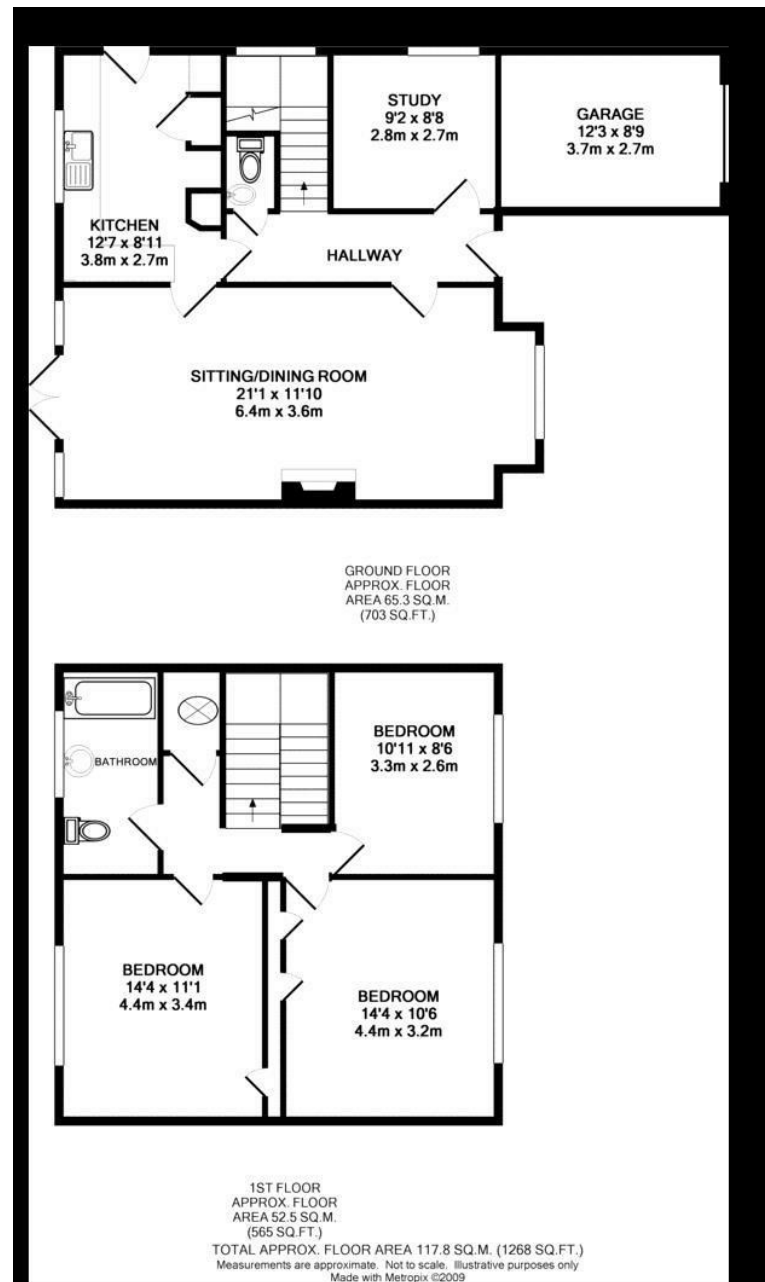
Bedroom 4 single
8 x 6

Family Bathroom

Front and Rear garden

Driveway and off road parking





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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

This well presented three/ four bedroom family home offers well proportioned living accommodation within the popular village of Barcombe. Principal features include a spacious dual-aspect sitting/dining room with wooden flooring and open fireplace. French doors open directly onto the rear garden sun terrace. The kitchen is fitted with a range of storage cabinets and work surfaces areas there is space and plumbing for a washing machine and dishwasher. On the ground floor there is also a WC, and a very useful study / office. On the first floor there were originally two double bedrooms and one good-sized single. One of the large double bedrooms has been divided into two single room however this can be remodelled to one large bedroom if required. The bathroom is fitted with a white contemporary suite comprising bath with shower above and glass screen to the side, wash basin and WC, fully tiled walls.

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Outside to the front there is a block paved driveway with up and over door to the former garage, now a storage area. At the rear of the property there is an attractive garden with a good-size raised patio area large enough to accommodate alfresco dining furniture and sun loungers in addition to a level area of lawn with mature shrubs and borders. A detached timber cabin finishes off the garden - ideal to work or relax in.

Viewing is advised to fully appreciate the property and location.

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: E

draft





**Lewes
Estates**

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