



Spithurst Road, Lewes

- End of terrace family home
- Extended for modern family life
- 2 Living rooms
- Open plan kitchen, dining and living area
- Separate utility room
- 3 Bedrooms, 2 bathrooms
- Front and rear gardens, which backs onto a field with view over woodlands
- Benefits from a full eco makeover, with a B energy efficiency rating
- Includes super insulation, triple glazing, solar electric, underfloor heating and a wood pellet heating system
- Rainwater harvesting system to run the washing machine and flush the toilets



An end of terrace family home situated on the peripheries of Barcombe village.

The house has had a full eco makeover and is future-proofed with very low energy and water bills. Upgrades include super-insulation throughout, triple glazing, solar electric and thermal water heating systems, underfloor heating on the ground floor, a wood pellet heating system and a rainwater harvesting system for flushing the toilets and running the washing machine.

The property has been extended to provide a large open plan living area for modern family living, with generously sized rooms and a loft conversion and enjoys generous front and rear gardens. The light and airy property is beautifully presented throughout and features exposed floorboards and far-reaching views over woodlands to the rear.

The front door opens into a Victorian style glass porch which leads into a sitting room with a wood-fired stove and built-in shelving units and cabinets.

A paneled door leads to the open-plan kitchen, dining and living room. The kitchen diner boasts a modern fitted kitchen comprising of a range of wall and base units with cupboards and drawers and a freestanding range cooker. The living area features double bi-fold doors opening up to the rear garden and





enjoys stunning views over the garden and woodlands as far as the eye can see.

Downstairs also benefits from a bathroom and utility room.

Upstairs we find 2 double bedrooms and a modern family bathroom. Bedroom 1 enjoys views of the front garden and whilst Bedroom 2 enjoys views over the rear garden. Both bedrooms feature fireplaces and generous built-in wardrobes. The bathroom comprises a modern shower, WC and hand basin all with modern tiled surrounds. On the second-floor loft conversion we find bedroom 3 with an exposed beam ceiling and views over the gardens.

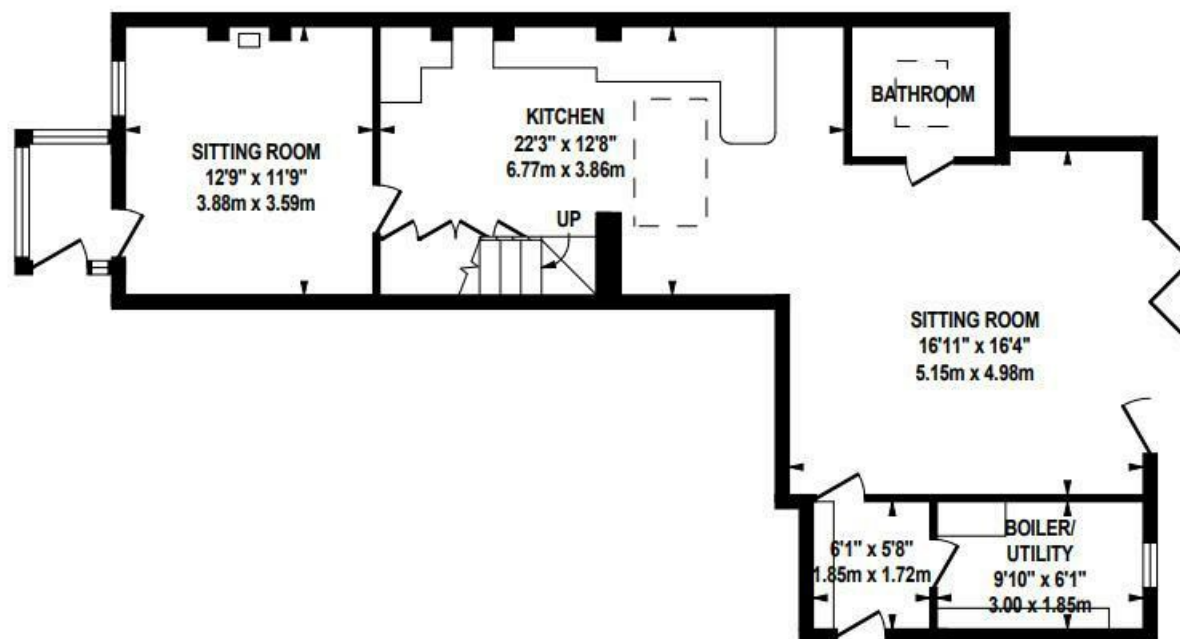
To the outside we find a wildlife front garden and the rear garden with lawns, sitting areas, vegetable beds, shrubs and trees, with access to footpaths leading to the

## directions

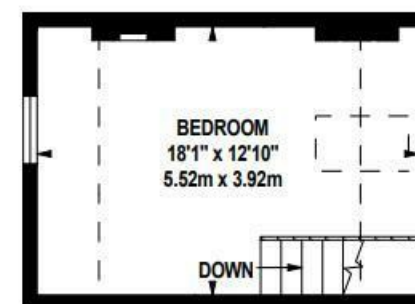
Head north from Lewes along the A275 passing through the Villages of Offham and Cooksbridge. Turn Right at the Rainbow Pub signposted Barcombe and continue for approximately 0.75 Miles and turn right, again signposted Barcombe. Continue to Hight St and turn left, continuing through Barcombe village. Take the first exit at the roundabout onto Shool Hill, which turns into Spithurst Road.



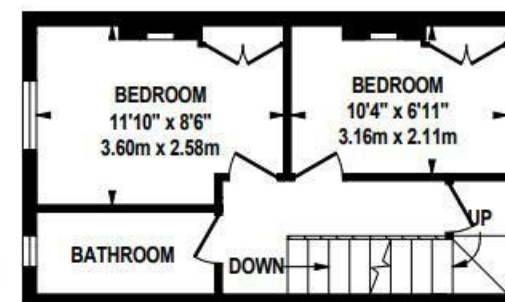
**GROUND FLOOR**  
867 Sq Ft (80.54 Sq M)



**SECOND FLOOR**  
233 Sq Ft (21.65 Sq M)



**FIRST FLOOR**  
288 Sq Ft (26.76 Sq M)



Total Floor Area = 1388 Sq Ft/ 128.95 Sq M  
Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice



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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.



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