

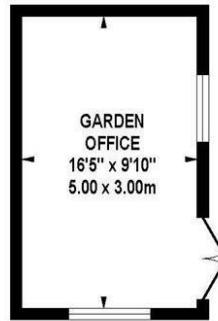


Chandlers Mead, Lewes

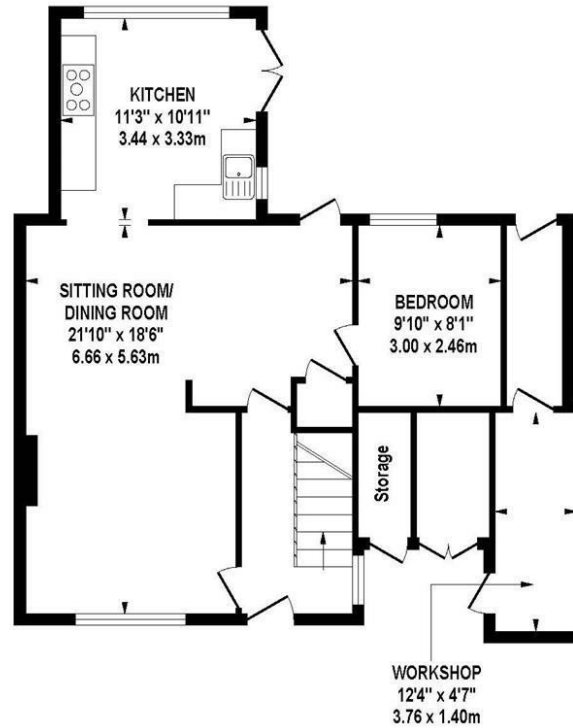




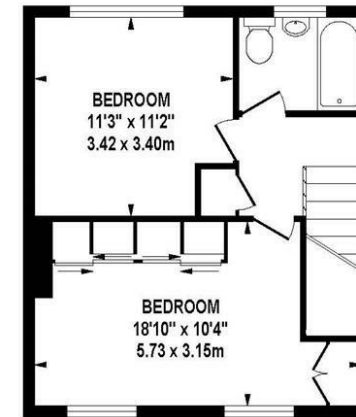
**GROUND FLOOR**  
161 Sq Ft (14.96 Sq M)



**GROUND FLOOR**  
766 Sq Ft (71.16 Sq M)



**FIRST FLOOR**  
401 Sq Ft (37.25 Sq M)



TOTAL APPROX. FLOOR AREA 1167 SQ. FT. (108.41 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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.

Open House Day - Saturday 1st October - Please call to book your viewing slot! An extended family home located in the popular village of Cooksbridge. Offering a short walk to the train station and primary school.

This well presented home has benefitted from modernisation throughout and a beautifully landscaped south facing rear garden.

The ground floor offers a welcoming light and airy hallway, spacious sitting / dining room opening onto an extended modern kitchen with large picture window and doors opening onto the rear garden. The ground floor also has another room that has flexible use either as a bedroom, study or family room / snug.

Upstairs are two further large double bedrooms and a modern bathroom. The rear garden has been through fully landscaped to offer a Mediterranean feel garden with tropical planting, terrace area for entertaining and a large detached garden office with power and light. A really well balanced home in a cul-de-sac location.





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