



Camberlot Road, Upper Dicker, BN27 3QG

Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft
 Garage = 22.3 sq m / 240 sq ft
 Utility Room = 7.4 sq m / 80 sq ft
 Total = 140.5 sq m / 1513 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2022



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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



4 Crossways Cottages, Camberlot Road, Upper Dicker,, East Sussex, BN27 3QG

4 Crossways Cottages, Camberlot Road
 Upper Dicker,
 East Sussex
 BN27 3QG
 Offers In Excess Of £600,000
 Freehold

Description:

A substantial, and beautifully presented semi-detached period four bedroom cottage in favoured Upper Dicker. This immaculate cottage dates back to the 1890s, and has been the subject of extensive modernisation over the past two years by the present owners and now provides light and spacious accommodation throughout in superb decorative order. The works include a newly fitted Kitchen, new Bathroom suite, replacement double glazed upvc windows throughout, new radiators, new electrics and re-plastered walls. With the added benefits of a delightful large, west facing rear garden, a detached garage and off-street parking for two vehicles, this lovely home must be seen to be fully appreciated.

The accommodation comprises glass panelled Front Door into Porch with vinyl tile-effect floor and further glass panelled door into Hall with open understairs storage area with cloaks rail; Dining Room with laminate wood effect floor boards, feature fireplace with cast iron surround; Sitting Room with feature brick built fireplace with inset brand new multi-fuel stove, meter cupboard, views across the garden; new Kitchen with fitted units and solid wood work surface over, integrated fridge/freezer, integrated half dishwasher, integrated electric oven with induction electric hob over, vinyl tile-effect flooring; Lobby with open Pantry and stable door to rear garden and attached Utility Room housing Grant oil fired boiler, plumbing for washing machine; attached brick built WC.

The first floor family Bathroom has been fully refurbished with half panelled walls, panelled bath with shower over, vanity unit with inset hand wash basin, low level WC, heated towel rail, vinyl wood tile effect flooring; Principal Bedroom with feature cast iron fireplace with views over rear garden; Bedroom 2 with feature brick wall and fireplace; Bedroom 3 with feature cast iron fireplace; Bedroom 4/Study with laminate wood-effect flooring. A fitted loft ladder gives access to the large, part boarded and insulated loft space from the Landing.

Agent's Note: There is scope to extend the accommodation into the existing roof void subject to the requisite planning and building consents being granted.

Oil fired Central Heating. Private drainage (shared with two other properties). Mains water and electricity. Double glazed windows throughout. Wealden District Council Tax Band E.

Outside: The front garden is laid to lawn with flower borders and brick paved path to the front door. Hidden to one side is the oil tank. The large, rear west-facing garden is a true feature having been laid mainly to lawn with deep planted borders, a small secluded patio area. At the bottom of the garden is an area of wild garden with pear and apple trees, all enclosed by close boarded fencing to one side and hedging to the other. Outside tap. There is a concrete driveway providing off-road parking for two vehicles, leading to a timber framed detached single garage with up and over door.

Location:

Upper Dicker is renowned as the home of Michelham Priory, which remains a strong attraction for the village, as is Bede's Senior School, a highly regarded co-educational independent school. There is a strong village community with a delightful shop & café, village hall, primary school, cricket green/playground and a cosy 17th century village pub. Close to the village is Arlington Reservoir, a local nature reserve and a Site of Special Scientific Interest which provides an excellent venue for walking and trout fishing and a haven for wildlife. The former market town of Hailsham is under 4 miles and provides excellent day-to-day facilities with three supermarkets (including Waitrose), a leisure centre and a privately owned cinema. The larger centres of Lewes and Eastbourne are about 11 miles distant. Berwick Railway Station is about 2.7 miles to the south and provides rail access to London Victoria/London Bridge in about 1 hour 20 minutes.

