

Milton, The Street, Wilmington, BN26 5SL

Freehold
£450,000



2 Bedroom 1 Reception 1 Bathroom

TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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Forming part of the charming Village Wilmington, this period Grade 2 listed Cottage has two bedrooms and is notable for its beamed ceilings, Oak front door and general idyllic setting where the rear garden extends approximately 100' in length with views onto heritage down land. Featuring a refitted kitchen with some integrated appliances and a modern ground floor bathroom/wc, the property is vacant and being sold CHAIN FREE. Scope exists for home or investment with excellent holiday home potential and the famous Long Man of Wilmington and surrounding Villages of Alfriston and the Cuckmere Haven also nearby. Polegate High street shops and the mainline railway station with direct trains to London Victoria is approximately two and a half miles distant.

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Main Features

- Grade II Listed Cottage
- Wilmington Village
- 2 Double Bedrooms
- Sitting/Dining Room
- Refitted Kitchen
- Refitted Ground Floor Bathroom/WC
- Secluded Rear Garden Approx 100'
- CHAIN FREE

Entrance
 Brick laid steps leading to timber door with leaded light window.

Entrance Porch
 Windows to either side. Glazed door to-

Sitting/Dining Room
 15'2 x 15'0 (4.62m x 4.57m)
 Exposed beams. Brick built fireplace with wood burning stove inset. Carpet. Understairs storage cupboard. Window overlooking The Street. Door to-

Refitted Modern Kitchen
 9'5 x 8'10 (2.87m x 2.69m)
 Modern shaker style fitted kitchen finished in soft grey complimented by solid wood work surfaces and modern tiled splashbacks. Belfast sink. Integrated electric oven with electric hob. Space for further appliances. Engineered oak flooring. Window stable door with views and access to the garden.

Refitted Ground Floor Bathroom/WC
 Modern white suite comprising of panelled bath with shower attachment. Wash hand basin with vanity cupboards below. Low level WC. Shelved storage cupboard. Tiled flooring. Heated towel rail. Windows to side aspect.

Stairs to First Floor Landing:
 Access to loft (not inspected).

Bedroom 1
 13'9 x 7'8 (4.19m x 2.34m)
 Windows overlooking The Street.

Bedroom 2
 12'10 x 8'5 (3.91m x 2.57m)
 Store cupboard housing hot water cylinder. Under eaves storage. Window overlooking the rear garden.

Outside
 The rear garden extends approximately 100' in length and is laid to lawn and shrubs. Much seclusion is enjoyed with views possible towards the rolling countryside.

Council Tax Band = D

