



£400,000-£420,000 guide price

4 Downview Cottages, Cooksbridge, East Sussex, BN8 4TA

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# Overview...

A beautifully presented and extended 3 bedroom semi-detached family home situated in a quiet close within walking distance of Cooksbridge railway station with Solar PV and underfloor heating.

This super home is situated on a lovely plot with good size gardens to the front and rear, vegetable garden, timber-built workshop and direct communal car park access.

Offered in lovely order throughout, this updated home offers well appointed accommodation comprising an entrance hall leading to a comfortable sitting room with study area. This room boasts a log burning stove and oak flooring that leads into the bright rear extension with dining and sitting areas. With roof windows and bifold doors opening onto the enclosed rear garden. Also on the ground floor is the refitted kitchen/breakfast room and a rear lobby with cloakroom/W.C.

The first floor offers three good size bedrooms and a white fitted family bathroom.

VIEWING RECOMMENDED





# The property...

**ENTRANCE HALL-** Front door, stairs to the first floor.

**SITTING ROOM-** Inset cast iron log burning stove with stone hearth and timber mantle, opening to-

**DINING ROOM/FAMILY ROOM-** A lovely bright room with areas for a dining table and sofa, 2x double glazed Velux roof window, side aspect double glazed window and bi-fold doors opening onto the rear garden, slate flooring with underfloor electric heating.

**KITCHEN/BREAKFAST ROOM-** A bright and airy triple aspect double glazed room refitted with a range of shaker style wall and base cupboards and wood worktops, inset ceramic sink with chromed swan neck mixer tap, inset 4 ring ceramic hob with cooker hood over, attractive tiled splash areas, eye level double oven, spaces for fridge and washing machine, space for breakfast table, slate tiled floor with underfloor electric heating, door to-

**VESTIBULE-** Double glazed door to the rear garden, slate tiled floor.

**CLOAKROOM/W.C.-** White low level W.C., slate tiled floor, electric heater.

**FIRST FLOOR LANDING-** Front aspect double glazed window, hall cupboard.

**BEDROOM-** A good size double room with rear aspect double glazed window overlooking the rear garden, recessed shelving, electric heater.

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**BEDROOM-** Front aspect double glazed window overlooking the front garden







## *Property and Outside...*

**BATHROOM-** Fitted white suite comprising a panel enclosed bath with mixer tap and shower attachment, shower curtain and tiled surround, pedestal wash hand basin, low level W.C., heated towel rail, double glazed window.

### **OUTSIDE**

**FRONT GARDEN-** Mainly laid to lawn with path to front door.

**VEGETABLE GARDEN-** Raised beds with mature hedging and access to communal parking area.

**WORKSHOP-** Timber built with power and light.

**REAR GARDEN-** A good size enclosed garden, mainly laid to lawn with mature flower and shrub borders, area of paved patio adjacent to the rear of the property and log store by the side door.

**PARKING-** Communal parking area.







## Location...

**Cooksbridge** is a small village lying just 2 miles North of the historic market town of Lewes. Cooksbridge features a mainline railway station with direct services to London Victoria, Gatwick, Lewes and beyond.

The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, children's recreation ground, popular farm shop with café and The Rainbow Inn.

The historical country town of Lewes lies approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Tenure - Freehold

Solar PV + Battery storage if required

Electric thermostat controlled heating

Double Glazing.

EPC Rating - F (expired)

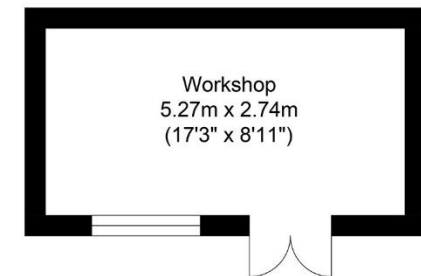
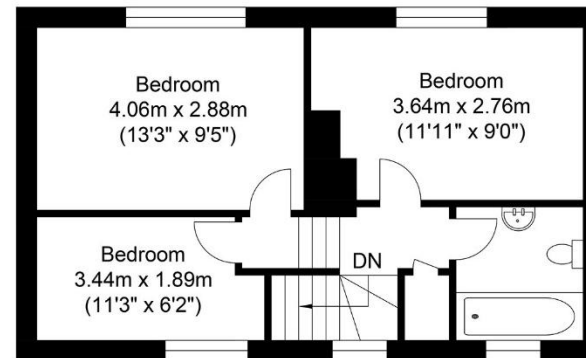
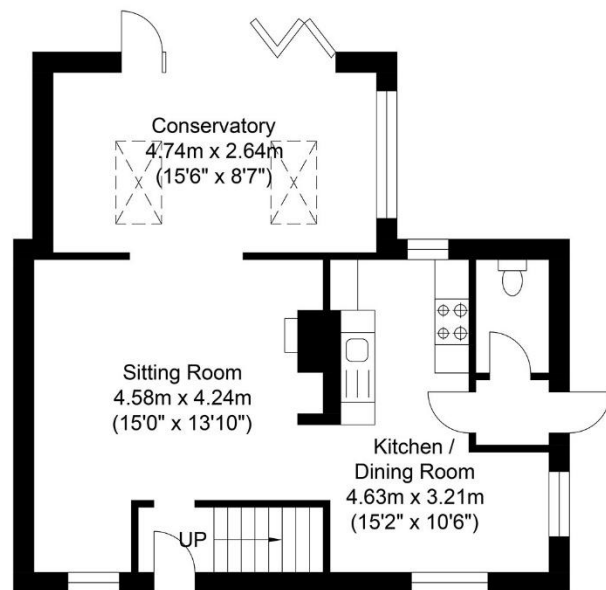
Council Tax Band - C

Viewing recommended



**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**





Ground Floor  
Approximate Floor Area  
512.03 sq ft  
(47.57 sq m)

First Floor  
Approximate Floor Area  
394.82 sq ft  
(36.68 sq m)

Outbuilding  
Approximate Floor Area  
155.43 sq ft  
(14.44 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 84.25 sq m / 906.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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