



£350,000 OIEO

8 Weald Close, Barcombe, East Sussex, BN8 5AY

**MANSELL
McTAGGART**
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The property...

A great opportunity to purchase this well presented, and much improved three bedroom centrally located cottage with workshop and enclosed patio garden.

Offered with no onward chain, this super home offers deceptively spacious accommodation arranged over three floors with refitted kitchen, modern white bathroom, double glazing and individually controlled electric heating.

ACCOMMODATION

KITCHEN/BREAKFAST ROOM- Range of fitted wall and base cupboards with contrasting worktops, stainless steel sink with mixer tap, 4 ring electric hob with oven below and cooker hood over, tiled splash areas, space for washing machine, front aspect double glazed window, double glazed front door, space for breakfast table, stairs to first floor, door to-

SITTING ROOM- Rear aspect double glazed window and matching door opening onto the rear patio garden, chimney breast with recess and decorative hearth, cupboard.

FIRST FLOOR LANDING- Stairs to top floor.

BEDROOM- A generous double room with rear aspect double glazed window, built-in wardrobe.

BATHROOM- White suite comprising a panel enclosed bath with mixer tap and shower attachment, tiled surround and glass screen, pedestal wash hand basin, low level W.C., part tiled walls, electric heater, programmable towel rail, double glazed windows.

TOP FLOOR-

BEDROOM- Rear aspect double glazed window.

BEDROOM- Front aspect double glazed window.





Outside and Location...

FRONT GARDEN- Paved with flower beds and enclosed by fencing with gated access.

REAR GARDEN- Paved and fence enclosed.

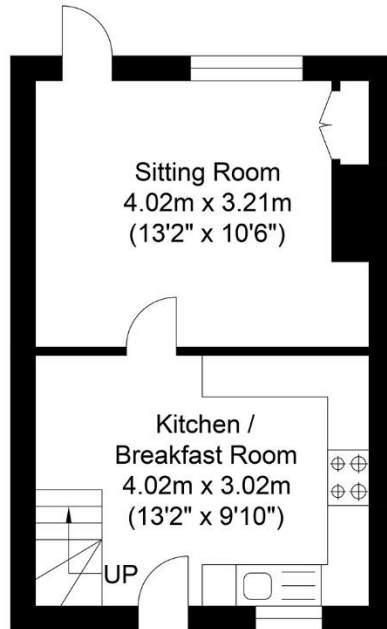
WORKSHOP- Brick and timber construction, situated to the front of the property with window and adjacent coal shed.

Barcombe Village offers an array of amenities including a community owned village shop, popular primary school, a modern village hall, a business hub which provides meeting rooms for hire and 2 public houses one of which offers the opportunity to hire rowing boats along the River Ouse. Barcombe also boasts a sports and recreation ground and allotments.

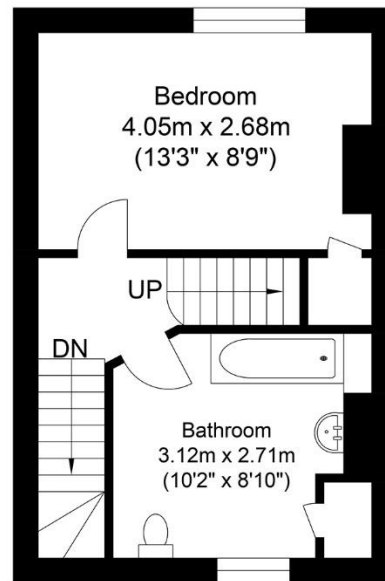
Freehold
EPC Rating - D
Council Tax Band - C
Double Glazing- Electric Heating
NO CHAIN

Please call 01273 407929 to discuss further or to arrange an appointment to view

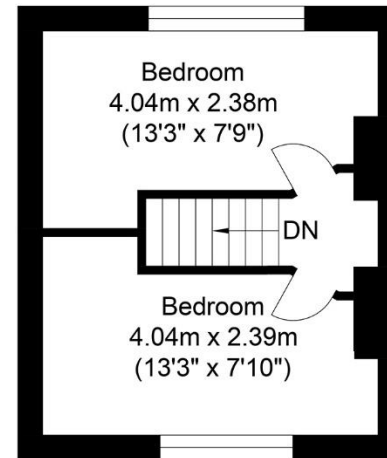




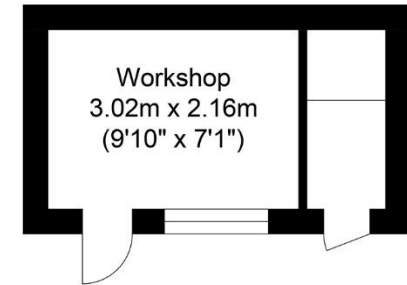
Ground Floor
Approximate Floor Area
273.94 sq ft
(25.45 sq m)



First Floor
Approximate Floor Area
273.94 sq ft
(25.45 sq m)



Second Floor
Approximate Floor Area
211.72 sq ft
(19.67 sq m)



Outbuilding
Approximate Floor Area
94.61 sq ft
(8.79 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 70.57 sq m / 759.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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