



£500,000 offers in the region of

Old Police House, Cooksbridge Road, Cooksbridge, East Sussex, BN8 4SW

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Overview...

A great opportunity to purchase this super 3 bedroom semi-detached property which is situated on a much larger plot than is usual and offers potential to extend stp or simply enjoy as it is.

Set back from the road next to Cooksbridge railway station, this great family home offers plenty of driveway parking and a detached garage with the large rear garden which backs onto open fields offering all the space you could want for a growing family or to embrace your passion for gardening.

Accommodation in brief comprises an enclosed porch which opens into the entrance hall. There is a dual aspect front to rear sitting room with cast iron log burning stove and a larger size kitchen/dining room that opens into the sizable double glazed conservatory.

Upstairs, there are three bedrooms, the largest being dual aspect with views to the fields beyond and a good size family bathroom, recently refitted with a contemporary white suite.

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH- Front door, door to-

ENTRANCE HALL- Stairs to first floor.

SITTING ROOM- A good size dual aspect room with double glazed windows to the front and rear, chimney breast housing a cast iron log burning stove with stone hearth, exposed floorboards.

KITCHEN/DINING ROOM- A super triple aspect room with double glazed windows to the front side and rear, comprehensive range of fitted hand built cupboards with solid wood worktops, central island housing butler sink with adjacent mixer tap, space for range style cooker with tiled splash area and cooker hood over, spaces for tall fridge/freezer and washing machine, slate tiled floor extending into the dining area, larder cupboard, understairs cupboard, door to-

CONSERVATORY- A particularly good size conservatory overlooking the rear garden, constructed of low level brick walling and upvc double glazed windows, double glazed door to the side and marching double glazed double doors opening onto the patio.

FIRST FLOOR LANDING- Hatch to loft space.

BEDROOM- A good size dual aspect double room with double glazed windows to the front and rear, exposed hardwood flooring.

BEDROOM- A front aspect double room with double glazed window overlooking the front to fields beyond, built-in wardrobe.

BEDROOM- Rear aspect double glazed window overlooking the rear garden, fixed ladder to a mezzanine area.





Property and Outside...

BATHROOM- Refitted with a contemporary white suite comprising and panel enclosed bath with shower over, tempered glass screen and tiled enclosure, sahe hand basin set in attractive vanity unit, low level W.C. with concealed cistern, obscured double glazed window.

OUTSIDE

FRONT GARDEN- Enclosed by picket fencing, path to front door.

GARAGE- Detached with up and over door, power and light.

REAR GARDEN- A real feature of this property is the larger than average rear garden which backs onto open fields. Currently it is mainly laid to lawn with a range of mature trees and shrubs but offers so much potential for a variety of uses. There is an area of paved patio adjacent to the conservatory and the whole is fenced with gated side access.





Location...

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge features a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, children's recreation ground, modern farm shop with café and The Rainbow public house. Secondary education can be found at nearby Lewes and Chailey.

With the historical country town of Lewes is 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.

Lewes is also host to many sports clubs including Rugby, Football, Cricket, Tennis, Golf, Stoolball, Rowing, Cycling, Running and Athletics to name a few.

Tenure - Freehold

Oil fired central Heating

Bottled gas cooker

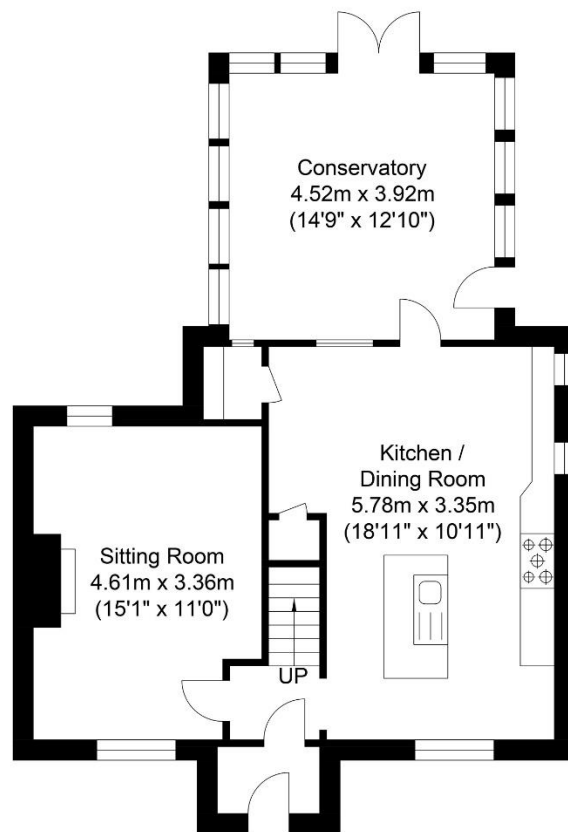
Double Glazing.

EPC Rating - D (expired)

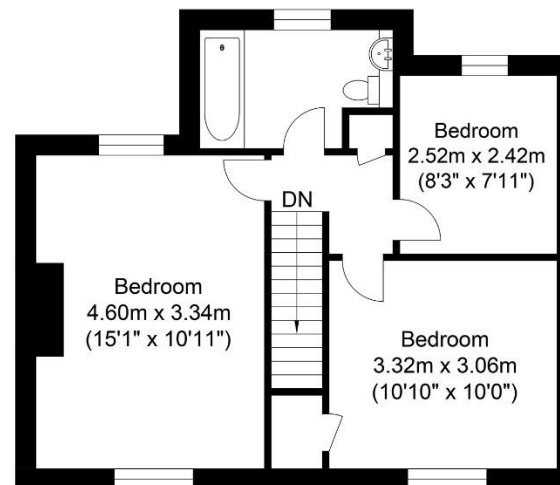
Council Tax Band - D

Viewing recommended

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



Ground Floor
Approximate Floor Area
631.51 sq ft
(58.67 sq m)



First Floor
Approximate Floor Area
466.83 sq ft
(43.37 sq m)

Approximate Gross Internal Area = 102.04 sq m / 1098.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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