



£350,000 guide price

4 Oaktree, Barcombe, East Sussex, BN8 5DP

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Overview...

A great opportunity to purchase this spacious three bedroom, two reception room end of terrace family home which is located within easy reach of Barcombe village centre.

Situated in a quiet cul-de-sac, with a larger than average garden, this generous property offers plenty of scope to update and improve but with the basics that are fundamentally good.

Accommodation comprises an entrance hall with doors to the rear aspect dining room and good size front aspect sitting room. This boasts a log burning stove and leads to a refitted kitchen. This opens into an enclosed hallway then into a utility room, cloakroom/W.C. and a workshop/storage area.

The first floor offers a front aspect landing, three bedrooms and a white fitted bathroom.

Offered with no onward chain, the property is fitted with high quality electric app-controlled heating (No gas in Barcombe) and double glazed windows.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- uPvc double glazed front door, stairs to the first floor with cupboard under, side aspect double glazed window, wall mounted app-controlled electric heater.

DINING ROOM- Rear aspect double glazed window.

SITTING ROOM- A good size room with double glazed windows overlooking the front garden, fireplace housing a cast iron log burning stove, wall mounted app-controlled electric heater, door to-

KITCHEN- Refitted grey shaker style wall and base cupboards with beech block worktops, ceramic butler sink with adjacent mixer tap, ceramic hob with splash panel and fan assisted oven below, rear aspect double glazed windows, wall mounted electric heater, laminated floor, double glazed door to-

ENCLOSED LOBBY- Side aspect window and glazed door to the garden, door to-

UTILITY ROOM- Wall mounted ceramic sink with tap over, side aspect window, plumbing for washing machine, wall mounted electric heater.

CLOAKROOM/W.C.- White W.C., window.

WORKSHOP/STORAGE- Rear aspect window.

FIRST FLOOR LANDING- Front aspect double glazed window, hall cupboard, hatch to loft space.

BEDROOM- Front aspect double glazed window, wall mounted app-controlled electric heater.

BEDROOM- Rear aspect double glazed window overlooking the rear garden, range of built-in wardrobes and bedroom furniture, wall mounted app-controlled electric heater,





Property and Outside...

BEDROOM- Rear aspect double glazed window, wall mounted app-controlled electric heater.

BATHROOM- White suite comprising a panel enclosed bath with mixer tap and shower attachment over, shower screen and tiled walls, pedestal wash hand basin, low level W.C., double glazed window.

OUTSIDE

FRONT GARDEN- Enclosed by low level brick walling with pathway to the front door and rear access.

REAR GARDEN- A deceptively generous garden in need of attention. The plot widens to the end of the garden which appears enclosed by hedging, greenhouse, side access.



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



Location...

Oaktree is a cul-de-sac within the popular and desirable village of Barcombe. The 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. Scenic walks are aplenty with public footpaths through ancient woodland, countryside with magnificent views and river walks at nearby Barcombe Mills.

A Mainline Railway Station can be found at nearby Cooksbridge which offers direct services to Lewes, Gatwick and London. The station is approximately 2 miles from the property.

Historic Lewes is just 5 miles away and offers an array of shops, supermarkets, restaurants, public houses and cafes.

Secondary Schools can be found at Chailey, Lewes and Ringmer.



Tenure - Freehold

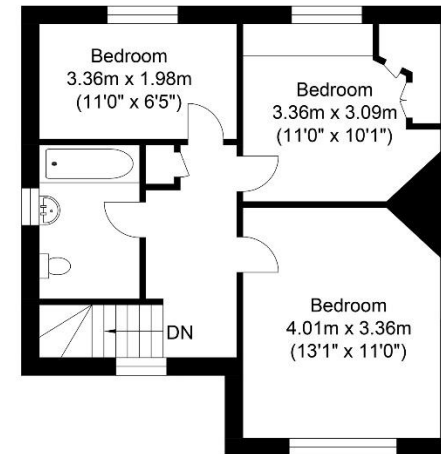
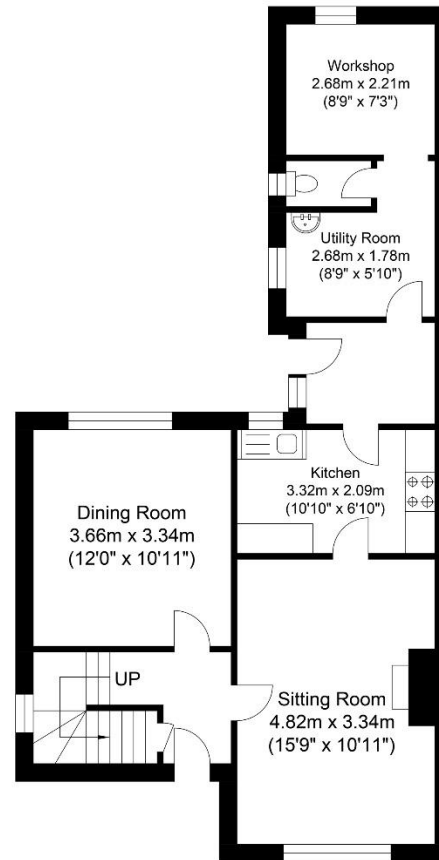
Electric central Heating - App controlled

Double Glazing.

EPC Rating - D

Council Tax Band - C

NO ONWARD CHAIN



Ground Floor
Approximate Floor Area
639.37 sq ft
(59.40 sq m)

First Floor
Approximate Floor Area
461.01 sq ft
(42.83 sq m)

Approximate Gross Internal Area = 102.23 sq m / 1100.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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