



£280,000 Offer in excess of  
Milverton, Mongers Lane, Barcombe, East Sussex, BN8 5BG

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# The property...

A great opportunity to purchase this super 2 bedroom semi detached bungalow with lovely courtyard garden.

Nestled in the heart of Barcombe village, the property has been recently decorated and offers a comfortable and light living space with room for a dining table.

Benefitting from New solar panels and new electric heating

**ENTRANCE HALL-** uPvc double glazed front door, hall cupboard, laminated floor.

**KITCHEN-** Comprehensively fitted range of shaker style wall and base cupboards with contrasting worktops, inset stainless steel sink with adjacent chromed swan neck mixer tap, 4 ring ceramic hob with oven below and cooker hood over, space for fridge/freezer, tiled splash areas, dual aspect double glazed windows, space with plumbing for washing machine, tiled floor.

**SITTING ROOM-** A good size room with parquet wood block flooring, opening to-

**DINING AREA-** A lovely bright room, flooded with natural light through the large expanse of double-glazed windows and matching double doors which open onto the rear courtyard garden, parquet wood block flooring.

**BEDROOM-** A super double room with rear aspect double glazed window, walk-in wardrobe cupboard, laminated flooring.

**BEDROOM-** Rear aspect double glazed window, laminated flooring.

**BATHROOM-** Fitted white suite comprising a panel enclosed bath with shower over, tiled walls and





## *Outside...*

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**COURTYARD GARDEN-** A lovely bright and sunny brick paved courtyard garden with pergola and room for a BBQ, enclosed by fencing with gated access.

TENURE- Freehold

HEATING- Electric and solar panels

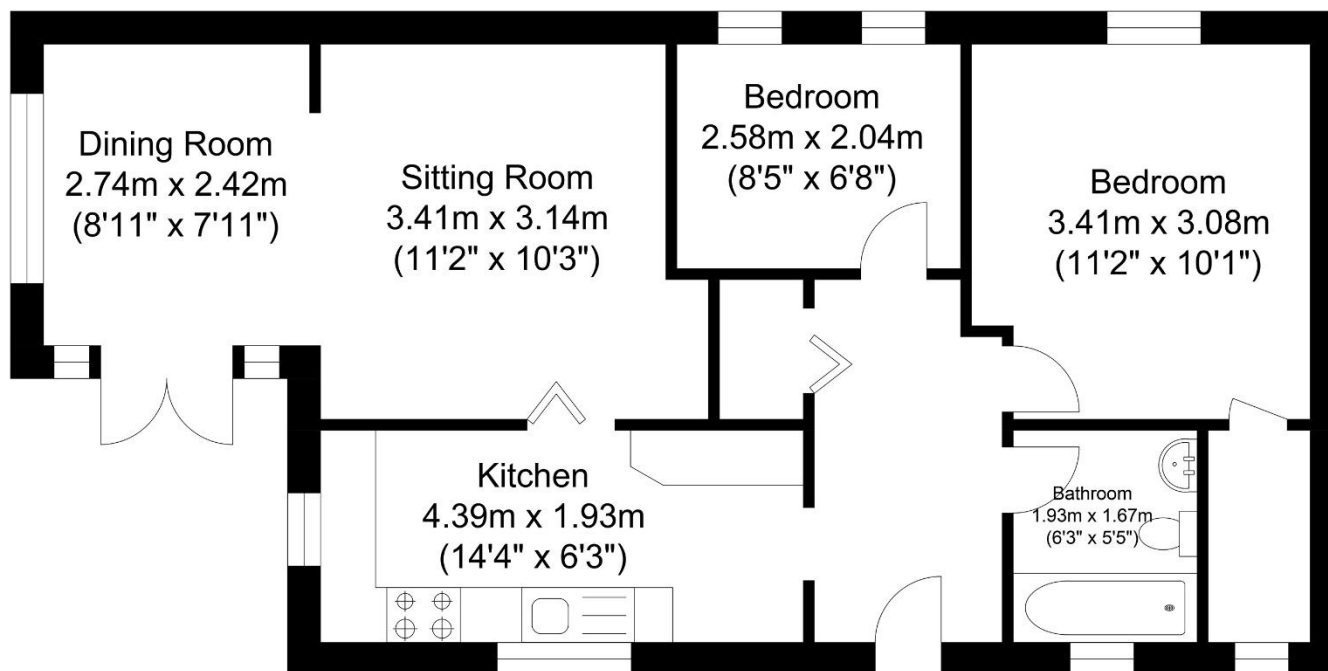
EPC- Band F

COUNCIL TAX- Band D

NO CHAIN



**Please call 01273 407929 to arrange a viewing or to discuss this property further.**



Approximate Floor Area  
601.27 sq ft  
(55.86 sq m)

Approximate Gross Internal Area = 55.86 sq m / 601.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [ringmer@mansellmctaggart.co.uk](mailto:ringmer@mansellmctaggart.co.uk)  
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